A1482

PLANNING DEPARTMENT
CITY OF SAN DIEGO

POPULATION AND LAND USE BULLETIN

Data for January 1, 1980 Published July 1980

POPULATION ESTIMATED TO BE 842,200 ON JANUARY 1, 1980

The population of The City of San Diego was estimated to be 842,200 on January 1, 1980. The City gained 16,600 people during 1979, an annual increase of 2.01 percent. In comparison, the City added 18,200 people in 1978 and 16,000 in 1977.

The population of San Diego County was estimated to be 1,808,200 on January 1, 1980. This represents an increase of 39,200 people (2.22 percent) during 1979. The City of San Diego absorbed 42.4 percent of the County's growth during the year and on January 1, 1980, contained 46.6 percent of the County total.

While the numerical growth in San Diego County in 1979 was the lowest in the past ten years, the annual growth in The City of San Diego has remained fairly steady. Because of high levels of growth in the North County during recent years, The City of San Diego has been absorbing less than a third of the county's annual growth. However, in 1979, with a decline in growth in the balance of the county, The City of San Diego's share of the county growth rose substantially.

There were 54,594 people living in non-household accomodations in the City on January 1, 1980. This number has remained fairly steady during the past few years. The number of people living in military group quarters dropped during 1979 and the number living in civilian group quarters rose slightly. The table on page 3 lists the non-household population for each Statistical Area in the City.

Nearby half of the City's growth in 1979 was concentrated in five areas. Los Penasquitos was the most active with a net gain of 1,800 people, University-North, Bernardo and Mira Mesa gained 1,600 residents each and Paradise Hills added 1,500 people.

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
JUL 21 1980
UNIVERSITY OF CALIFORNIA

ANNUAL HOUSING DEMAND EXCEEDS 9,500 UNITS FOR THIRD CONSECUTIVE YEAR

The demand for housing in The City of San Diego has exceeded 9,500 units per year for each of the past three years. There was a net gain of 9,523 occupied housing units in 1979, down slightly from the 9,946 units occupied in 1978 and the 9,532 units occupied in 1977.

All housing units completed during 1979 were field checked for occupancy in January 1980. Furthermore, all rental apartment buildings with three or more units were contacted in January to determine the number of vacant rental units. As a result of these surveys and active residential electric meter data supplied by the San Diego Gas and Electric Company, it was estimated that there were 314,650 occupied housing units in the City on January 1, 1980.

Since the City had 328,333 housing units on January 1, 1980, there were an estimated 13,683 vacant units in the City, resulting in a vacancy rate of 4.17 percent. However, not all the vacant units were available for rent or sale. Some were being held for seasonal occupancy, some were in escrow and some rental units were unoccupied for repair or remodeling. By removing these units the supply of available housing for rent or sale was estimated to be 10,809 units and the adjusted residential vacancy rate fell to 3.29 percent.

Since 840 newly completed housing units in the University-North area were occupied during 1979, it was one of the City's most rapidly growing areas. However, since the 710 newly occupied housing units in Los Penasquitos had larger families the net gain in population in Los Penasquitos exceeded that in University-North.

10,266 HOUSING UNITS ADDED IN 1979

There was a net increase of 10,266 housing units in The City of San Diego in 1979, slightly below the 10,438 gained in 1978. The table on page 5 lists housing changes during 1979 by Statistical Area and it also includes the total changes between January 1970 and January 1980.

Homebuilders completed 10,467 new units during 1979, of which 3,942 were single-family and 6,525 were multiple-family units. An additional 42 units were gained by converting existing structures. On the negative side, some 152 units were demolished or moved out of the City during the year. In addition, there were 91 fewer resident occupied mobile homes in the City on January 1, 1980, than there were a year earlier.

While the City-wide total of newly completed housing in 1979 was slightly below the 1978 level, several areas of the City witnessed significant increases in new residential construction.

The 655 multiple-family housing units completed in the Central Section of San Diego in 1979 nearly doubled the number completed in the

previous year. In fact this was the most active year since 1973 when 765 multiple units were completed. While most of this new construction took place in Hillcrest and North Park; Golden Hill, Middletown and Southeast San Diego-West all had the highest volume of new construction in recent years.

In the Coastal Section of the City, the 854 newly completed residential units nearly equalled the previous year's total of 857. Multi-family construction in the Midway-Old Town and Pacific Beach areas accounted for more than half of this activity.

The 3,766 residential units completed in the Eastern Section of the City in 1979 amounted to the largest annual increase since 1972 when 4,222 units were completed there. Every Statistical Area in the Eastern Section had substantial residential activity in 1979. Some 850 of those units were located in Paradise Hills and another 734 were in adjacent Encanto-East and Encanto-West.

Established communities like Normal Heights, City Heights and Rolando-Redwood all added more than 300 units each. This level of activity has not occured in these areas in years.

Much of the slow-down in residential construction took place in Kearny Mesa where the 1979 level of 1,960 newly completed units was down from the 2,352 units completed in 1978. This decline was fairly uniform throughout the area except for Mission Valley where the first 209 units were completed in several very large residential complexes. Another 1,486 units are under construction there.

The volume of residential construction in North San Diego has also remained fairly stable during the past two years. The 2,120 units completed in 1979 were slightly less than the 2,435 completed in the previous year. Mira Mesa, for example absorbed 708 units in 1979 compared to 706 in 1978. However, the 709 new units in Bernardo greatly exceeded the production level of recent years.

Residential construction in South San Diego in 1979 also surpassed the previous year's level; 1,059 units compared with 989 units. In Nestor, the volume of new single-family units was a bit higher than the previous year while multi-family construction dipped somewhat. In Otay and San Ysidro, the 1979 activity exceeded the 1978 figures. In Otay, the City's newest Mobile Home Park added 60 resident occupied mobile homes during the year.

RESIDENTIAL CONSTRUCTION ACTIVITY SLOWS THROUGHOUT THE COUNTY

Building permits were issued for 19,133 residential units in San Diego County in 1979, compared with 27,593 that were issued in 1978. This sharp decline in residential construction activity reflects nationwide economic factors that have resulted in similar declines throughout the country.

The reduction in building activity in 1979 was not uniform throughout the county. The table on page 7 lists the new construction activity by geographic area in the County.

In 1979, the 9,688 newly authorized residential units in The City of San Diego accounted for 51 percent of the total county activity, whereas in 1978 the City had absorbed only 44 percent of the county wide residential construction volume.

While the total number of newly authorized residential units in The City of San Diego in 1979 was 2,534 less than the previous year, the number of units started in the Central and Eastern sections of the City exceeded the 1978 volume. Much of this new construction took place in the Encanto and Paradise Hills areas, areas that have available land for residential development that is much closer to existing City services.

DECLINE IN SCHOOL ENROLLMENT EASES IN CENTRAL AREA OF CITY

There were 147,307 students attending school in The City of San Diego in kindergarten through the 12th grade, in January, 1980. These students lived in the City and attended school in the City. The number does not include students who live in the City and attend school outside of the City.

Of the total enrollment, 136,701 were attending public schools and 10,606 were in private schools, which accommodated 7.2 percent of the City's total enrollment.

This total enrollment reflects a decline of 1,601 students during 1979. It is significant to note that the decline occured in both public and private schools. It should also be noted that the decline in 1979 was less than that recorded in 1978.

Elementary school enrollment data are provided by the San Diego Unified School District by school attendance area, by grade. The table on page 6 contains these data aggregated to Statistical Areas. Only that part of the City served by the San Diego Unified School District is included in the table.

Analysis of this table reveals many significant changes that are taking place in the composition of San Diego's population. While the total population of the Central Area of San Diego grew by more than 1,300 people during 1979, there was also a net gain of 53 elementary school children.

This is counter to the trend during the past decade when the area registered a net loss of 1,867 elementary school students.

In the Eastern Area of the City there were substantial gains in elementary school enrollment as families moved into newly completed housing in the Encanto and Paradise Hills areas.

Much of the housing in the Navajo and San Carlos areas was built in the 1950s and early 1960s. The families in these areas are aging and the large declines in elementary school enrollment reflect this fact.

This matter of aging is most evident in Kearny Mesa where there has been a net loss of 11,849 elementary students during the past decade, and some 750 of that loss was in 1979. It should be noted, however, that the University-North area recorded a gain of 67 elementary students during that period. However, since that area gained 1,600 new residents during the year, the gain of only 67 elementary students is a major factor. It illustrates the large number of families without school age children in this newly developing community.

CITY OF SAN DIEGO — POPULATION AND OCCUPIED HOUSING UNITS — 1970 TO 1980

Statistical Areas	JANUARY 1, 1980								CENSUS – APRIL 1, 1970								Change Since 1970 Census	OCCUPIED HOUSING UNITS				
		Population Living in Households					Non-Household Population[4]	Average Household Size		Population Living in Households					Non-Household Population[4]	Average Household Size		Estimate January 1, 1980	Census April 1, 1970	Change Since 1970 Census	Percent Occupied	
			Private Households								Private Households											
	Total	Total	Total	Permanent[1]	Mobile Homes[2]	Navy Housing[3]			Total	Total	Total	Permanent[1]	Mobile Homes[2]	Navy Housing[3]							January 1, 1980	April 1, 1970
ENTIRE CITY	842,200	787,601	765,221	755,741	9,480	22,380	54,599	2.50	697,027	636,543	621,741	613,693	8,048	14,802	60,484	2.80	145,173	314,650	227,136	87,514	95.88	95.16
Military Areas[5]	40,726	972	383	---	383	589	39,754	3.80	48,427	882	---	---	---	882	47,545	3.83	-7,701	256	230	26	98.84	97.87
Civilian Areas	801,474	786,629	764,838	755,741	9,097	21,791	14,845	2.50	648,600	635,661	621,741	613,693	8,048	13,920	12,939	2.80	152,874	314,394	226,906	87,488	95.88	95.16
Public Housing[6]	24,149	24,149	2,358	2,358	---	21,791	---	4.13	13,920	13,920	---	---	---	13,920	---	4.61	10,229	5,843	3,022	2,821	96.42	99.38
Private Housing	777,325	762,480	762,480	753,383	9,097	---	14,845	2.47	634,680	621,741	621,741	613,693	8,048	---	12,939	2.78	142,645	308,551	223,884	84,667	95.87	95.11
CENTRAL	108,810	100,824	100,796	100,796	---	28	7,986	1.87	114,690	108,598	108,514	108,514	---	84	6,092	2.11	-5,880	53,919	51,572	2,347	95.42	94.18
Balboa Park	1,810	27	7	7	---	20	1,783	3.00	1,776	28	---	---	---	28	1,748	4.00	34	9	7	2	90.00	100.00
Centre City	8,000	6,136	6,136	6,136	---	---	1,864	1.20	9,233	7,591	7,591	7,591	---	---	1,642	1.35	-1,233	5,100	5,613	-513	95.22	91.49
Golden Hill	10,000	9,757	9,757	9,757	---	---	243	2.26	10,723	10,344	10,344	10,344	---	---	379	2.40	-723	4,320	4,315	5	94.22	92.30
Hillcrest	14,400	13,925	13,925	13,925	---	---	475	1.62	14,861	14,346	14,346	14,346	---	---	515	1.84	-461	8,590	7,800	790	94.09	92.90
Middletown	9,300	8,935	8,935	8,935	---	---	365	1.63	10,330	10,141	10,141	10,141	---	---	189	1.83	-1,030	5,490	5,538	-48	94.04	93.26
Mission Hills	8,700	8,584	8,584	8,584	---	---	116	2.08	9,512	9,402	9,402	9,402	---	---	110	2.46	-812	4,130	3,825	305	97.13	96.15
North Park	26,800	26,705	26,705	26,705	---	---	95	1.74	26,569	26,510	26,510	26,510	---	---	59	1.98	231	15,360	13,416	1,944	96.63	96.59
South Park	15,100	14,859	14,859	14,859	---	---	241	2.30	16,290	16,067	16,067	16,067	---	---	223	2.55	-1,190	6,470	6,300	170	96.60	94.91
Southeast S.D. - West	14,700	11,896	11,888	11,888	---	8	2,804	2.67	15,396	14,169	14,113	14,113	---	56	1,227	2.98	-696	4,450	4,758	-308	93.86	93.20
COASTAL	156,780	121,596	118,072	116,992	1,080	3,524	35,184	2.09	162,399	117,143	112,755	111,329	1,426	4,388	45,256	2.40	-5,619	58,115	48,880	9,235	94.85	94.46
Harbor	33,280	641	485	485	---	156	32,639	2.17	43,020	198	---	---	---	198	42,822	2.79	-9,740	295	71	224	99.66	100.00
La Jolla	28,200	27,417	27,417	27,417	---	---	783	2.35	25,290	24,565	24,565	24,565	---	---	725	2.55	2,910	11,670	9,612	2,058	93.91	93.69
La Playa	9,900	8,746	8,746	8,746	---	---	1,154	2.46	10,959	9,950	9,950	9,950	---	---	1,009	2.85	-1,059	3,560	3,489	71	97.40	96.81
Loma Portal	12,200	12,197	12,197	12,197	---	---	3	2.43	13,695	13,669	13,669	13,669	---	---	26	2.78	-1,495	5,010	4,915	95	97.15	96.70
Midway-Old Town	8,900	8,642	7,085	7,025	60	1,557	258	1.92	9,184	8,968	6,958	6,522	436	2,010	216	2.34	-284	4,510	3,836	674	95.71	92.41
Mission Bay	6,800	6,800	6,800	5,780	1,020	---	---	1.79	6,639	6,618	6,618	5,793	825	---	21	1.98	161	3,800	3,336	464	95.55	90.92
Ocean Beach	19,300	19,291	19,291	19,291	---	---	9	1.94	18,221	18,140	18,140	18,140	---	---	81	2.18	1,079	9,950	8,302	1,648	95.30	94.45
Pacific Beach	38,200	37,862	36,051	36,051	---	1,811	338	1.96	35,391	35,035	32,855	32,690	165	2,180	356	2.29	2,809	19,320	15,319	4,001	93.75	95.03
EASTERN	276,500	272,188	258,861	256,671	2,190	13,327	4,312	2.70	232,187	228,150	224,380	222,570	1,810	3,770	4,037	3.06	44,313	100,900	74,560	26,340	95.40	96.23
Chollas Park	17,900	17,860	17,860	17,266	594	---	40	2.94	18,608	18,442	18,442	17,749	693	---	166	3.41	-708	6,070	5,410	660	95.34	97.23
City Heights	17,300	17,236	17,236	17,236	---	---	64	2.29	17,847	17,753	17,753	17,753	---	---	94	2.67	-547	7,540	6,650	890	94.29	95.84
Elliott	23,500	23,500	12,342	12,159	183	11,158	---	3.62	173	173	173	10	163	---	---	1.60	23,327	6,500	108	6,392	98.35	100.00
Encanto-East	21,100	21,094	21,094	21,094	---	---	6	3.69	17,372	17,323	17,323	17,323	---	---	49	4.25	3,728	5,720	4,152	1,568	97.38	94.54
Encanto-West	21,000	20,935	20,935	20,504	431	---	65	3.00	19,607	19,505	19,505	18,998	507	---	102	3.59	1,393	6,980	5,429	1,551	93.33	97.49
Montezuma	19,600	16,445	16,445	16,445	---	---	3,155	2.12	20,358	17,430	17,430	17,430	---	---	2,928	2.59	-758	7,770	6,729	1,041	97.05	95.53
Navajo	35,600	35,357	35,357	34,981	376	---	243	2.87	25,828	25,739	25,739	25,346	393	---	89	3.56	9,772	12,340	7,234	5,106	94.70	95.49
Normal Heights	32,700	32,564	32,564	32,564	---	---	136	1.94	32,548	32,407	32,407	32,407	---	---	141	2.18	152	16,800	14,892	1,908	95.66	95.68
Paradise Hills	21,400	21,212	19,074	18,938	136	2,138	188	3.27	15,181	15,146	11,376	11,376	---	3,770	35	4.06	6,219	6,490	3,651	2,839	91.00	97.44
Rolando-Redwood	33,000	32,653	32,622	32,202	420	31	347	2.36	32,386	32,132	32,132	32,078	54	---	254	2.76	614	13,830	11,641	2,189	96.63	97.03
San Carlos	21,500	21,500	21,500	21,450	50	---	---	3.11	18,315	18,302	18,302	18,302	---	---	13	4.03	3,185	6,920	4,539	2,381	96.07	98.23
Southeast S.D. - East	11,900	11,832	11,832	11,832	---	---	68	3.00	13,964	13,798	13,798	13,798	---	---	166	3.34	-2,064	3,940	4,125	-185	93.88	94.74
KEARNY MESA	159,600	155,634	150,507	149,584	923	5,127	3,966	2.71	144,628	141,603	135,643	134,299	1,344	5,960	3,025	3.52	14,972	57,565	40,220	17,345	97.65	97.01
Clairemont - East	38,900	38,776	38,776	38,776	---	---	124	2.96	36,633	36,613	36,613	36,613	---	---	20	3.81	2,267	13,150	9,596	3,554	98.04	95.07
Clairemont - North	25,700	25,656	25,656	25,656	---	---	44	2.87	28,919	28,880	28,880	28,880	---	---	39	3.57	-3,219	8,970	8,098	872	97.93	98.72
Clairemont - South	20,900	19,870	19,870	19,620	250	---	1,030	2.31	20,061	19,643	19,643	19,401	242	---	418	2.85	839	8,600	6,900	1,700	96.99	98.08
Linda Vista	22,600	21,636	19,676	19,676	---	1,960	964	2.68	20,947	19,906	17,746	17,746	---	2,160	1,041	3.55	1,653	8,070	5,603	2,467	97.22	96.55
Mission Valley	1,900	1,900	1,900	1,720	180	---	---	1.50	523	523	523	265	258	---	---	1.91	1,377	1,270	274	996	99.45	91.03
Montgomery	1,000	1,000	1,000	507	493	---	---	2.15	1,560	1,560	1,560	716	844	---	---	2.56	-560	465	610	-145	99.36	98.23
Serra Mesa	19,400	19,390	16,223	16,223	---	3,167	10	3.09	21,196	21,163	17,363	17,363	---	3,800	33	3.94	-1,796	6,300	5,365	935	97.66	97.83
University - North	14,000	12,216	12,216	12,216	---	---	1,784	2.16	2,238	783	783	783	---	---	1,455	2.88	11,762	5,660	272	5,388	97.50	96.11
University - South	15,200	15,190	15,190	15,190	---	---	10	3.01	12,551	12,532	12,532	12,532	---	---	19	3.58	2,649	5,080	3,502	1,578	97.58	96.37
NORTH SAN DIEGO	87,410	84,302	83,928	82,973	955	374	3,108	2.92	14,413	12,397	11,797	11,797	---	600	2,016	2.75	72,997	28,921	4,504	24,417	96.35	87.30
Bernardo	16,600	16,600	16,600	16,600	---	---	---	2.39	5,979	5,979	5,979	5,979	---	---	---	2.50	10,621	6,960	2,391	4,569	96.41	88.07
Del Mar Heights	6,600	6,594	6,594	6,594	---	---	6	2.82	2,270	2,264	2,264	2,264	---	---	6	3.33	4,330	2,340	679	1,661	97.01	86.19
Los Penasquitos	16,100	16,100	16,100	16,100	---	---	---	2.82	1,809	1,809	1,809	1,809	---	---	---	2.29	14,291	5,710	790	4,920	94.79	87.29
Miramar	3,359	757	383	---	383	374	2,602	3.86	2,443	600	---	---	---	600	1,843	4.44	916	196	135	61	100.00	96.43
Mira Mesa	37,600	37,594	37,594	37,022	572	---	6	3.27	1,180	1,180	1,180	1,180	---	---	---	3.20	36,420	11,500	368	11,132	96.92	88.01
Pomerado	7,000	6,506	6,506	6,506	---	---	494	3.01	509	342	342	342	---	---	167	3.84	6,491	2,160	89	2,071	96.26	71.20
San Pasqual	151	151	151	151	---	---	---	2.75	223	223	223	223	---	---	---	4.29	-72	55	52	3	100.00	76.47
SOUTH SAN DIEGO	53,100	53,057	53,057	48,725	4,332	---	43	3.48	28,710	28,652	28,652	25,184	3,468	---	58	3.87	24,390	15,230	7,400	7,830	97.22	91.71
Nestor	21,400	21,380	21,380	18,413	2,967	---	20	3.07	12,432	12,407	12,407	9,426	2,981	---	25	3.67	8,968	6,960	3,376	3,584	97.19	95.48
Otay	19,700	19,687	19,687	19,027	660	---	13	3.88	10,660	10,650	10,650	10,589	61	---	10	4.28	9,040	5,080	2,486	2,594	97.97	86.65
San Ysidro	12,000	11,990	11,990	11,285	705	---	10	3.76	5,618	5,595	5,595	5,169	426	---	23	3.64	6,382	3,190	1,538	1,652	96.08	92.43

1. The population recorded in this column occupy permanent, private housing units. People living in one room housing units are also included in this category.

2. The people recorded in this column are residents living in mobile homes. These figures do not include people occupying trailers located in San Diego for short periods of time.

3. This category includes Navy personnel and their dependents living in Navy owned housing units located off base in several locations throughout the City.

4. Nonhousehold population includes those people living in group quarters such as convalescent hospitals; boarding houses containing five or more boarders; students living in dormitories, fraternity or sorority house; detention facilities; and military barracks or ships.

5. The population recorded in Military Areas include those military personnel living aboard ships in San Diego Bay and those personnel and their dependents living in barracks and housing units at major military installations.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U.S. Census reports by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Enrollment records for elementary school districts for developing family size trends since 1970.

CITY OF SAN DIEGO – HOUSING INVENTORY BY TYPE OF HOUSING UNITS – 1970 AND 1980

Statistical Areas	JANUARY 1, 1980									CENSUS - APRIL, 1970 (ADJUSTED)										Housing Inventory Change April 1, 1970 to January 1, 1980			
		Single Family Housing				Multiple Family Units					Single Family Housing				Multiple Family Units								
			Private									Private											
	Total All Housing Units [1]	Total Units	Permanent	Mobile Homes [2]	Navy Units	Total Units	Private Units	Navy Units	Atypical Housing Units [3]	Total All Housing Units [4]	Total Units	Permanent	Mobile Homes [2]	Navy Units	Total Units	Private Units	Navy Units	Atypical Housing Units [3]	Total	Single	Multiple	Atypical Housing Units
ENTIRE CITY	328,333	190,851	184,593	4,984	1,274	134,218	129,979	4,239	3264	238,679	159,359	154,421	3,876	1,062	73,796	71,624	2,172	5,524	89,654	31,492	60,422	-2,260
Military Areas [5]	259	229	---	108	121	30	---	30	---	246	211	---	52	159	34	---	34	1	13	18	-4	-1
Civilian Areas	328,074	190,622	184,593	4,876	1,153	134,188	129,979	4,209	3264	238,433	159,148	154,421	3,824	903	73,762	71,624	2,138	5,523	89,641	31,474	60,426	-2,259
Public Housing [6]	6,060	1,153	---	---	1,153	4,907	698	4,209	---	3,403	903	---	---	903	2,500	362	2,138	---	2,657	250	2,407	---
Private Housing	322,014	189,469	184,593	4,876	---	129,281	129,281	---	3264	235,030	158,245	154,421	3,824	---	71,262	71,262	---	5,523	86,984	31,224	58,019	-2,259
CENTRAL	56,533	22,315	22,310	---	5	31,595	31,592	3	2623	54,761	26,214	26,201	---	13	24,079	24,068	11	4,468	1,772	-3,899	7,516	-1,845
Balboa Park	10	7	4	---	3	3	---	3	---	7	2	---	---	2	5	---	5	---	3	5	-2	---
Centre City	5,356	340	340	---	---	2,517	2,517	---	2499	6,135	626	626	---	---	1,892	1,892	---	3,617	-779	-286	625	-1,118
Golden Hill	4,593	1,585	1,585	---	---	2,996	2,996	---	12	4,675	2,026	2,026	---	---	2,564	2,564	---	85	-82	-441	432	-73
Hillcrest	9,144	2,705	2,705	---	---	6,423	6,423	---	16	8,396	3,281	3,281	---	---	4,965	4,965	---	150	748	-576	1,458	-134
Middletown	5,838	1,259	1,259	---	---	4,498	4,498	---	81	5,938	1,524	1,524	---	---	4,052	4,052	---	362	-100	-265	446	-281
Mission Hills	4,252	2,670	2,670	---	---	1,577	1,577	---	5	3,978	2,813	2,813	---	---	1,140	1,140	---	25	274	-143	437	-20
North Park	15,901	6,026	6,026	---	---	9,865	9,865	---	10	13,889	7,378	7,378	---	---	6,426	6,426	---	85	2,012	-1,352	3,439	-75
South Park	6,698	4,428	4,428	---	---	2,270	2,270	---	---	6,638	4,738	4,738	---	---	1,840	1,840	---	60	60	-310	430	-60
Southeast S.D. - West	4,741	3,295	3,293	---	2	1,446	1,446	---	---	5,105	3,826	3,815	---	11	1,195	1,189	6	84	-364	-531	251	-84
COASTAL	61,291	30,184	29,175	543	466	30,636	30,075	561	471	51,748	30,518	29,302	720	496	20,657	20,100	557	573	9,543	-334	9,979	-102
Harbor	296	28	---	---	28	16	---	16	252	71	58	---	---	58	12	---	12	1	225	-30	4	251
La Jolla	12,438	8,473	8,473	---	---	3,922	3,922	---	43	10,259	7,322	7,322	---	---	2,751	2,751	---	186	2,179	1,151	1,171	-143
La Playa	3,655	3,155	3,155	---	---	475	475	---	25	3,604	3,220	3,220	---	---	351	351	---	33	51	-65	124	-8
Loma Portal	5,157	3,872	3,872	---	---	1,276	1,276	---	9	5,083	4,054	4,054	---	---	972	972	---	57	74	-182	304	-48
Midway - Old Town	4,712	930	896	34	---	3,733	3,188	545	49	4,151	1,268	1,031	237	---	2,811	2,266	545	72	561	-338	922	-23
Mission Bay	3,977	1,634	1,125	509	---	2,304	2,304	---	39	3,669	1,760	1,385	375	---	1,849	1,849	---	60	308	-126	455	-21
Ocean Beach	10,441	4,668	4,668	---	---	5,756	5,756	---	17	8,790	5,022	5,022	---	---	3,706	3,706	---	62	1,651	-354	2,050	-45
Pacific Beach	20,615	7,424	6,986	---	438	13,154	13,154	---	37	16,121	7,814	7,268	108	438	8,205	8,205	---	102	4,494	-390	4,949	-65
EASTERN	105,863	68,782	67,063	1,458	261	37,008	34,125	2,883	73	77,484	59,022	57,968	1,043	11	18,152	17,340	812	310	28,379	9,760	18,856	-237
Chollas Park	6,367	4,206	3,808	398	---	2,161	2,161	---	---	5,564	4,114	3,715	399	---	1,419	1,419	---	31	803	92	742	-31
City Heights	8,004	5,138	5,138	---	---	2,866	2,866	---	---	6,939	5,551	5,551	---	---	1,342	1,342	---	46	1,065	-413	1,524	-46
Elliott	6,610	3,658	3,289	119	250	2,952	881	2,071	---	108	106	2	104	---	2	2	---	---	6,502	3,552	2,950	---
Encanto-East	5,878	5,262	5,262	---	---	616	616	---	---	4,313	3,846	3,846	---	---	459	459	---	8	1,565	1,416	157	-8
Encanto West	7,480	6,616	6,330	286	---	863	863	---	1	5,569	5,072	4,772	300	---	471	471	---	26	1,911	1,544	392	-25
Montezuma	8,006	4,575	4,575	---	---	3,382	3,382	---	49	7,044	4,601	4,601	---	---	2,400	2,400	---	43	962	-26	982	6
Navajo	13,067	8,652	8,390	262	---	4,415	4,415	---	---	7,576	7,009	6,794	215	---	557	557	---	10	5,491	1,643	3,858	-10
Normal Heights	17,577	8,990	8,990	---	---	8,585	8,585	---	2	15,573	9,685	9,685	---	---	5,800	5,800	---	88	2,004	-695	2,785	-86
Paradise Hills	7,134	4,787	4,704	83	---	2,347	1,535	812	---	3,826	2,891	2,891	---	---	929	117	812	6	3,308	1,896	1,418	-6
Rolando-Redwood	14,335	8,322	8,026	285	11	6,003	6,003	---	10	11,997	8,379	8,343	25	11	3,594	3,594	---	24	2,338	-57	2,409	-14
San Carlos	7,208	5,632	5,607	25	---	1,576	1,576	---	---	4,621	4,439	4,439	---	---	181	181	---	1	2,587	1,193	1,395	-1
Southeast S.D. - East	4,197	2,944	2,944	---	---	1,242	1,242	---	11	4,354	3,329	3,329	---	---	998	998	---	27	-157	-385	244	-16
KEARNY MESA	58,949	35,063	33,969	629	465	23,870	23,089	781	16	41,458	32,035	30,837	733	465	9,342	8,561	781	81	17,491	3,028	14,528	-65
Clairemont - East	13,414	9,398	9,398	---	---	4,008	4,008	---	8	10,094	8,757	8,757	---	---	1,331	1,331	---	6	3,320	641	2,677	2
Clairemont - North	9,160	6,837	6,837	---	---	2,323	2,323	---	---	8,203	7,453	7,453	---	---	734	734	---	16	957	-616	1,589	-16
Clairemont - South	8,867	5,539	5,344	195	---	3,328	3,328	---	---	7,035	4,954	4,778	176	---	2,070	2,070	---	11	1,832	585	1,258	-11
Linda Vista	8,301	3,670	3,236	---	434	4,631	4,631	---	---	5,803	2,904	2,470	---	434	2,869	2,869	---	30	2,498	766	1,762	-30
Mission Valley	1,277	129	19	110	---	1,140	1,140	---	8	301	198	67	131	---	103	103	---	---	976	-69	1,037	8
Montgomery	468	466	142	324	---	2	2	---	---	621	621	195	426	---	---	---	---	---	-153	-155	2	---
Serra Mesa	6,451	4,131	4,100	---	31	2,320	1,539	781	---	5,484	4,123	4,092	---	31	1,343	562	781	18	967	8	977	-18
University - North	5,805	745	745	---	---	5,060	5,060	---	---	283	27	27	---	---	256	256	---	---	5,522	718	4,804	---
University - South	5,206	4,148	4,148	---	---	1,058	1,058	---	---	3,634	2,998	2,998	---	---	636	636	---	---	1,572	1,150	422	---
NORTH SAN DIEGO	30,022	23,056	22,585	394	77	6,966	6,955	11	---	5,159	4,045	3,916	52	77	1,101	1,090	11	13	24,863	19,011	5,865	-13
Bernardo	7,220	5,470	5,470	---	---	1,750	1,750	---	---	2,715	2,280	2,280	---	---	434	434	---	1	4,505	3,190	1,316	-1
Del Mar Heights	2,413	1,932	1,932	---	---	481	481	---	---	789	777	777	---	---	7	7	---	5	1,624	1,155	474	-5
Los Penasquitos	6,024	3,867	3,867	---	---	2,157	2,157	---	---	905	260	260	---	---	645	645	---	---	5,119	3,607	1,512	---
Miramar	196	185	---	108	77	11	---	11	---	140	129	---	52	77	11	---	11	---	56	56	---	---
Mira Mesa	11,870	9,790	9,504	286	---	2,080	2,080	---	---	417	417	417	---	---	---	---	---	---	11,453	9,373	2,080	---
Pomerado	2,244	1,758	1,758	---	---	486	486	---	---	125	125	125	---	---	---	---	---	---	2,119	1,633	486	---
San Pasqual	55	54	54	---	---	1	1	---	---	68	57	57	---	---	4	4	---	7	-13	-3	-3	-7
SOUTH SAN DIEGO	15,675	11,451	9,491	1,960	---	4,143	4,143	---	81	8,069	7,525	6,197	1,328	---	465	465	---	79	7,606	3,926	3,678	2
Nestor	7,164	5,170	3,759	1,411	---	1,988	1,988	---	6	3,536	3,347	2,212	1,135	---	175	175	---	14	3,628	1,823	1,813	-8
Otay	5,185	4,516	4,195	321	---	669	669	---	---	2,869	2,801	2,780	21	---	68	68	---	---	2,316	1,715	601	---
San Ysidro	3,326	1,765	1,537	228	---	1,486	1,486	---	75	1,664	1,377	1,205	172	---	222	222	---	65	1,662	388	1,264	10

1. Housing units in this table have the same definition as those in the 1970 Census of Population and Housing. Resident occupied mobile homes are considered Housing Units.
2. Only resident occupied mobile homes are included. Transient trailers are not counted.
3. Atypical housing includes one room units occupied by permanent residents in residential hotels or motels; house boats or yachts used as permanent housing and any other unusual housing types.
4. The 1970 Census of Population and Housing counted uncompleted housing units as vacant. In order to use the census count as a benchmark for estimating current housing units, it was necessary to remove those units that were nearing completion on April 1, 1970. This was to eliminate the chance of double counting housing completed during the months immediately following the census.
5. The housing units in this category are located on military reservations located within the City of San Diego.
6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U. S. Census reported by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Current housing inventory records developed by the City Planning Department from reports of housing completions provided regularly by the Inspection Department.

CITY OF SAN DIEGO HOUSING INVENTORY CHANGES

Statistical Areas	HOUSING INVENTORY CHANGE IN 1979															HOUSING INVENTORY CHANGE JANUARY 1, 1970 TO JANUARY 1, 1980													
	Net Gain			New Units Completed			Moves and Demolitions (Net)			Units Converted			Units Annexed			Changes in Resident Occupied Mobile Homes	Net Gain			New Units Completed			Moves and Demolitions (Net)			Units Converted			Units Annexed			Changes in Resident Occupied Mobile Homes	Changes in Atypical Housing Units
	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple		Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple		
ENTIRE CITY	10,266	3,714	6,552	10,467	3,942	6,525	-152	-138	-14	42	1	41	---	---	---	-91	99,110	39,369	59,745	101,040	40,467	60,573	-3,423	-2,305	-1,118	214	-68	282	78	70	8	1,205	-4
Military Areas	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	12	18	-3	---	---	---	---	---	---	-41	-38	-3	---	---	---	56	-3
Civilian Areas	10,266	3,714	6,552	10,467	3,942	6,525	-152	-138	-14	42	1	41	---	---	---	-91	99,098	39,351	59,748	101,040	40,467	60,573	-3,423	-2,305	-1,118	255	-30	285	78	70	8	1,149	-1
Public Housing	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	3,019	250	2,769	3,019	250	2,769	---	---	---	---	---	---	---	---	---	---	---
Private Housing	10,266	3,714	6,552	10,467	3,942	6,525	-152	-138	-14	42	1	41	---	---	---	---	96,079	39,101	56,979	98,021	40,217	57,804	-3,423	-2,305	-1,118	255	-30	285	78	70	8	1,149	-1
CENTRAL	648	-2	650	708	53	655	-64	-56	-8	4	1	3	---	---	---	---	4,810	-471	5,282	6,461	379	6,082	-1,649	-838	-811	-1	-12	11	---	---	---	---	-1
Balboa Park	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	-2	1	-2	---	---	---	---	---	---	-1	1	-2	---	---	---	---	-1
Centre City	-1	-6	5	7	---	7	-8	-6	-2	---	---	---	---	---	---	---	55	-40	95	529	---	529	-472	-40	-432	-2	---	-2	---	---	---	---	---
Golden Hill	64	---	64	65	1	64	-4	-2	-2	3	1	2	---	---	---	---	149	-39	188	247	13	234	-102	-53	-49	4	1	3	---	---	---	---	---
Hillcrest	241	-7	248	250	2	248	-8	-8	---	-1	-1	---	---	---	---	---	1,325	-131	1,456	1,634	51	1,583	-307	-176	-131	-2	-6	4	---	---	---	---	---
Middletown	58	-5	63	75	8	67	-15	-13	-2	-2	---	-2	---	---	---	---	405	-23	428	600	49	551	-196	-72	-124	1	---	1	---	---	---	---	---
Mission Hills	2	-4	6	10	4	6	-8	-8	---	---	---	---	---	---	---	---	310	35	275	350	75	275	-40	-40	---	---	---	---	---	---	---	---	---
North Park	166	2	164	182	18	164	-17	-17	---	1	1	---	---	---	---	---	2,165	-269	2,434	2,542	52	2,490	-383	-324	-59	6	3	3	---	---	---	---	---
South Park	47	13	34	56	18	38	-9	-5	-4	---	---	---	---	---	---	---	302	72	230	301	79	222	-2	-6	4	3	-1	4	---	---	---	---	---
Southeast S.D. - West	71	5	66	63	2	61	5	3	2	3	---	3	---	---	---	---	101	-77	178	258	60	198	-147	-127	-20	-10	-10	---	---	---	---	---	---
COASTAL	760	25	735	854	126	728	-39	-28	-11	18	---	18	---	---	---	-73	11,056	1,880	9,179	11,900	2,627	9,273	-800	-605	-195	49	-52	101	---	---	---	-90	-3
Harbor	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	-29	-30	4	---	---	---	---	---	---	-26	-30	4	---	---	---	---	-3
La Jolla	116	48	68	133	56	77	-16	-7	-9	-1	-1	---	---	---	---	---	2,672	1,404	1,268	2,853	1,538	1,315	-177	-128	-49	-4	-6	2	---	---	---	---	---
La Playa	52	5	47	52	5	47	---	---	---	---	---	---	---	---	---	---	253	106	147	287	134	153	-34	-28	-6	---	---	---	---	---	---	---	---
Loma Portal	37	2	35	41	6	35	-4	-4	---	---	---	---	---	---	---	---	228	42	186	281	86	195	-53	-39	-14	---	-5	5	---	---	---	---	---
Midway-Old Town	223	-76	299	299	---	299	-3	-3	---	---	---	---	---	---	---	-73	680	-225	905	929	9	920	-55	-45	-10	-4	1	-5	---	---	---	-190	---
Mission Bay	48	13	35	38	13	25	-3	-3	---	13	3	10	---	---	---	---	499	135	364	367	36	331	-23	-17	-6	33	-6	39	---	---	---	122	---
Ocean Beach	68	23	45	66	25	41	-2	-2	---	4	---	4	---	---	---	---	1,811	225	1,586	1,964	358	1,606	-162	-134	-28	9	1	8	---	---	---	---	---
Pacific Beach	216	10	206	225	21	204	-11	-9	-2	2	-2	4	---	---	---	---	4,942	223	4,719	5,219	466	4,753	-296	-214	-82	41	-7	48	---	---	---	-22	---
EASTERN	3,704	1,344	2,360	3,766	1,431	2,335	-40	-45	5	22	2	20	---	---	---	-44	31,241	12,188	19,053	31,277	12,312	18,965	-750	-678	-72	162	2	160	59	59	---	493	---
Chollas Park	108	48	60	101	45	56	5	1	4	1	1	---	---	---	---	1	941	256	685	987	292	695	-77	-75	-2	-3	5	-8	5	5	---	29	---
City Heights	358	82	276	367	101	266	-16	-18	2	7	-1	8	---	---	---	---	1,486	157	1,329	1,569	252	1,317	-92	-94	2	9	-1	10	---	---	---	---	---
Elliott	365	271	94	365	271	94	---	---	---	---	---	---	---	---	---	---	6,745	3,594	3,151	6,661	3,510	3,151	-7	-7	---	---	---	---	---	---	---	91	---
Encanto-East	378	376	2	375	375	---	3	1	2	---	---	---	---	---	---	---	1,978	1,655	323	1,953	1,643	310	24	13	11	1	-1	2	---	---	---	---	---
Encanto-West	337	326	11	370	359	11	12	12	---	---	---	---	---	---	---	-45	1,815	1,624	191	1,632	1,451	181	122	116	6	3	-1	4	49	49	---	9	---
Montezuma	106	16	90	103	15	88	1	1	---	2	---	2	---	---	---	---	1,370	82	1,288	1,400	110	1,290	-36	-28	-8	6	---	6	---	---	---	---	---
Navajo	246	22	224	246	22	224	---	---	---	---	---	---	---	---	---	---	5,845	1,839	4,006	5,740	1,853	3,887	-22	-18	-4	123	---	123	5	5	---	-1	---
Normal Heights	391	10	381	414	39	375	-31	-29	-2	8	---	8	---	---	---	---	2,387	-136	2,523	2,779	215	2,564	-399	-349	-50	7	-2	9	---	---	---	---	---
Paradise Hills	850	84	766	850	84	766	---	---	---	---	---	---	---	---	---	---	3,335	1,686	1,649	3,250	1,603	1,647	1	1	---	1	-1	2	---	---	---	83	---
Rolando-Redwood	348	-8	356	365	5	360	-18	-14	-4	1	1	---	---	---	---	---	2,542	357	2,185	2,347	168	2,179	-74	-70	-4	12	2	10	---	---	---	257	---
San Carlos	156	94	62	161	99	62	-5	-5	---	---	---	---	---	---	---	---	2,729	1,139	1,590	2,710	1,120	1,590	-6	-6	---	---	---	---	---	---	---	25	---
Southeast S.D. - East	61	23	38	49	16	33	9	6	3	3	1	2	---	---	---	---	68	-65	133	249	95	154	-184	-161	-23	3	1	2	---	---	---	---	---
KEARNY MESA	1,915	237	1,678	1,960	280	1,680	-7	-5	-2	-2	-2	---	---	---	---	-36	17,969	3,068	14,901	18,252	3,340	14,912	-93	-73	-20	6	-3	9	---	---	---	-196	---
Clairemont - East	29	5	24	29	5	24	---	---	---	---	---	---	---	---	---	---	3,603	549	3,054	3,598	553	3,045	-3	-3	---	8	-1	9	---	---	---	---	---
Clairemont - North	31	17	14	32	18	14	--	---	---	-1	-1	---	---	---	---	---	984	347	637	989	348	641	-4	---	-4	-1	-1	---	---	---	---	---	---
Clairemont - South	175	16	159	182	19	163	-7	-5	-2	-2	---	-2	---	---	---	2	1,477	363	1,114	1,614	480	1,134	-61	-43	-18	-2	---	-2	---	---	---	-74	---
Linda Vista	397	65	332	396	66	330	---	---	---	1	-1	2	---	---	---	---	2,994	595	2,399	2,994	599	2,395	-1	-3	2	1	-1	2	---	---	---	---	---
Mission Valley	171	-36	207	209	2	207	---	---	---	---	---	---	---	---	---	-38	1,073	-34	1,107	1,109	2	1,107	-17	-17	---	---	---	---	---	---	---	-19	---
Montgomery	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	-100	-100	---	4	4	---	-1	-1	---	---	---	---	---	---	---	-103	---
Serra Mesa	194	6	188	194	6	188	---	---	---	---	---	---	---	---	---	---	813	18	795	815	20	795	-2	-2	---	---	---	---	---	---	---	---	---
University - North	754	---	754	754	---	754	---	---	---	---	---	---	---	---	---	---	5,483	108	5,375	5,487	112	5,375	-4	-4	---	---	---	---	---	---	---	---	---
University - South	164	164	---	164	164	---	---	---	---	---	---	---	---	---	---	---	1,642	1,222	420	1,642	1,222	420	---	---	---	---	---	---	---	---	---	---	---
NORTH SAN DIEGO	2,118	1,497	621	2,120	1,499	621	-2	-2	---	---	---	---	---	---	---	---	25,354	17,933	7,421	25,004	17,585	7,419	-10	-4	-6	-1	-1	---	19	11	8	342	---
Bernardo	709	412	297	709	412	297	---	---	---	---	---	---	---	---	---	---	4,565	2,496	2,069	4,565	2,496	2,069	---	---	---	---	---	---	---	---	---	---	---
Del Mar Heights	98	26	72	96	24	72	2	2	---	---	---	---	---	---	---	---	1,796	1,229	567	1,798	1,227	571	-3	1	-4	-1	-1	---	2	2	---	---	---
Los Penasquitos	597	562	35	600	565	35	-3	-3	---	---	---	---	---	---	---	---	5,202	3,607	1,595	5,192	3,603	1,589	---	---	---	---	---	---	10	4	6	---	---
Miramar	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	56	56	---	---	---	---	---	---	---	---	---	---	---	---	---	56	---
Mira Mesa	707	492	215	708	493	215	-1	-1	---	---	---	---	---	---	---	---	11,555	9,045	2,510	11,273	8,763	2,510	-4	-4	---	---	---	---	---	---	---	286	---
Pomerado	7	5	2	7	5	2	---	---	---	---	---	---	---	---	---	---	2,179	1,499	680	2,175	1,495	680	-3	-1	-2	---	---	---	7	5	2	---	---
San Pasqual	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	1	1	---	1	1	---	---	---	---	---	---	---	---	---	---	---	---
SOUTH SAN DIEGO	1,121	613	508	1,059	553	506	---	-2	2	---	---	---	---	---	---	62	8,680	4,771	3,909	8,146	4,224	3,922	-121	-107	-14	-1	-2	1	---	---	---	656	---
Nestor	410	216	194	408	216	192	2	---	2	---	---	---	---	---	---	---	3,885	1,903	1,982	3,642	1,648	1,994	-49	-37	-12	---	---	---	---	---	---	292	---
Otay	343	178	165	283	118	165	---	---	---	---	---	---	---	---	---	60	2,797	2,144	653	2,487	1,831	656	-5	-5	--	-3	---	-3	---	---	---	318	---
San Ysidro	368	219	149	368	219	149	-2	-2	---	---	---	---	---	---	---	2	1,998	724	1,274	2,017	745	1,272	-67	-65	-2	2	-2	4	---	---	---	46	---

ELEMENTARY SCHOOL ENROLLMENT IN THE SAN DIEGO UNIFIED SCHOOL DISTRICT BY GRADES:

Statistical Areas	JANUARY 1, 1980									JANUARY 1, 1970									ENROLLMENT CHANGE: JANUARY 1, 1970 TO JANUARY 1, 1980								
	Total Enrollment	Grade								Total Enrollment	Grade								Total Enrollment	Grade							
		KDGN	1st	2nd	3rd	4th	5th	6th	Ungraded		KDGN	1st	2nd	3rd	4th	5th	6th	Ungraded		KDGN	1st	2nd	3rd	4th	5th	6th	Ungraded
TOTAL ENROLLMENT	60,336	8,195	8,083	8,120	8,357	9,067	8,456	7,931	2,127	74,876	10,507	11,252	10,472	10,406	10,138	9,845	9,505	2,751	-14,540	-2,312	-3,169	-2,352	-2,049	-1,071	-1,389	-1,574	-624
Special Schools [1]	625	11	14	23	20	17	18	24	498	471	---	---	---	---	---	---	---	471	154	11	14	23	20	17	18	24	27
Regular Schools [2]	59,711	8,184	8,069	8,097	8,337	9,050	8,438	7,907	1,629	74,405	10,507	11,252	10,472	10,406	10,138	9,845	9,505	2,280	-14,694	-2,323	-3,183	-2,375	-2,069	-1,088	-1,407	-1,598	-651
CENTRAL	6,769	1,072	955	961	900	894	921	879	187	8,636	1,357	1,423	1,157	1,188	1,086	1,031	952	442	-1,867	-285	-468	-196	-288	-192	-110	-73	-255
Balboa Park	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Centre City	354	59	53	51	45	45	46	47	8	362	53	63	48	53	44	39	44	18	-8	6	-10	3	-8	1	7	3	-10
Golden Hill	988	154	156	152	124	125	128	125	24	977	155	163	136	138	111	119	104	51	11	-1	-7	16	-14	14	9	21	-27
Hillcrest	791	88	90	92	84	132	139	139	27	764	106	109	107	112	98	102	88	42	27	-18	-19	-15	-28	34	37	51	-15
Middletown	273	58	40	35	36	35	27	32	10	395	57	63	59	59	48	45	47	17	-122	1	-23	-24	-23	-13	-18	-15	-7
Mission Hills	324	39	31	30	45	42	85	52	---	692	87	108	83	97	106	119	92	---	-368	-48	-77	-53	-52	-64	-34	-40	---
North Park	832	148	120	136	110	107	104	81	26	1,481	263	217	208	208	176	188	174	47	-649	-115	-97	-72	-98	-69	-84	-93	-21
South Park	1,136	184	162	158	155	153	144	137	43	1,654	278	286	236	217	201	211	181	44	-518	-94	-124	-78	-62	-48	-67	-44	-1
Southeast S.D. - West	2,071	342	303	307	301	255	248	266	49	2,311	358	414	280	304	302	208	222	223	-240	-16	-111	27	-3	-47	40	44	-174
COASTAL	6,322	706	786	817	922	1,062	998	951	80	9,561	1,295	1,415	1,258	1,387	1,343	1,399	1,375	89	-3,239	-589	-629	-441	-465	-281	-401	-424	-9
Harbor	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
La Jolla	1,363	102	142	172	206	228	247	246	20	2,018	292	271	274	307	258	306	283	27	-655	-190	-129	-102	-101	-30	-59	-37	-7
La Playa	672	67	82	81	94	127	111	110	---	894	97	122	100	135	143	139	158	---	-222	-30	-40	-19	-41	-16	-28	-48	---
Loma Portal	618	66	76	68	90	94	109	101	14	1,113	123	160	133	146	169	173	198	11	-495	-57	-84	-65	-56	-75	-64	-97	3
Midway - Old Town	989	164	165	151	129	147	118	109	6	1,072	173	175	160	151	131	129	117	36	-83	-9	-10	-9	-22	16	-11	-8	-30
Mission Bay	52	5	6	5	7	10	9	10	---	220	32	27	29	33	32	33	34	---	-168	-27	-21	-24	-26	-22	-24	-24	---
Ocean Beach	809	92	111	104	131	140	123	108	---	1,027	131	167	140	150	139	138	162	---	-218	-39	-56	-36	-19	1	-15	-54	---
Pacific Beach	1,819	210	204	236	265	316	281	267	40	3,217	447	493	422	465	471	481	423	15	-1,398	-237	-289	-186	-200	-155	-200	-156	25
EASTERN	27,502	3,967	3,820	3,737	3,886	4,163	3,830	3,530	569	31,194	4,490	4,761	4,468	4,301	4,244	3,986	3,882	1,062	-3,692	-523	-941	-731	-415	-81	-156	-352	-493
Chollas Park	2,562	427	416	362	319	382	318	306	32	3,061	454	526	426	389	387	317	296	266	-499	-27	-110	-64	-70	-5	1	10	-234
City Heights	1,628	274	262	244	223	224	198	180	23	2,093	377	349	293	271	267	240	227	69	-465	-103	-87	-49	-48	-43	-42	-47	-46
Elliott	4,059	522	548	562	568	637	576	564	82	---	---	---	---	---	---	---	---	---	4,059	522	548	562	568	637	576	564	82
Encanto - East [3]	2,735	395	377	368	400	399	383	360	53	3,995	559	622	596	568	521	551	472	106	-1,260	-164	-245	-228	-168	-122	-168	-112	-53
Encanto - West	2,667	386	350	369	412	409	360	352	29	3,113	448	502	435	422	425	384	344	153	-446	-62	-152	-66	-10	-16	-24	8	-124
Montezuma	642	94	85	71	89	110	98	77	18	1,290	167	180	191	175	178	186	195	18	-648	-73	-95	-120	-86	-68	-88	-118	---
Navajo	2,343	276	288	272	338	375	382	379	33	3,623	498	452	488	512	548	555	546	24	-1,280	-222	-164	-216	-174	-173	-173	-167	9
Normal Heights	1,852	287	284	272	277	244	222	198	68	2,006	311	313	296	277	272	237	241	59	-154	-24	-29	-24	---	-28	-15	-43	9
Paradise Hills	3,186	509	462	459	473	442	428	347	66	3,234	477	534	501	432	446	367	406	71	-48	32	-72	-42	41	-4	61	-59	-5
Rolando-Redwood	2,254	319	285	294	320	342	322	274	98	3,022	465	452	396	427	411	409	405	57	-768	-146	-167	-102	-107	-69	-87	-131	41
San Carlos	1,729	173	170	195	220	330	311	295	35	3,627	437	476	529	554	525	505	553	48	-1,898	-264	-306	-334	-334	-195	-194	-258	-13
Southeast S.D. - East	1,845	305	293	269	247	269	232	198	32	2,130	297	355	317	274	264	235	197	191	-285	8	-62	-48	-27	5	-3	1	-159
KEARNY MESA	13,130	1,662	1,708	1,718	1,763	2,004	1,839	1,752	684	24,979	3,365	3,641	3,585	3,523	3,459	3,427	3,292	687	-11,849	-1,703	-1,933	-1,867	-1,760	-1,455	-1,588	-1,540	-3
Clairemont - East	3,478	388	406	439	461	497	488	490	309	7,465	914	1,009	1,067	1,041	1,057	1,070	1,016	291	-3,987	-526	-603	-628	-580	-560	-582	-526	18
Clairemont - North	1,918	219	210	220	232	315	275	277	170	4,934	700	726	707	686	648	653	679	135	-3,016	-481	-516	-487	-454	-333	-378	-402	35
Clairemont - South	1,235	139	147	161	170	185	210	166	57	2,052	297	266	287	272	283	264	279	104	-817	-158	-119	-126	-102	-98	-54	-113	-47
Linda Vista	2,453	378	386	350	351	388	290	282	28	3,860	555	620	563	538	535	515	453	81	-1,407	-177	-234	-213	-187	-147	-225	-171	-53
Mission Valley	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Montgomery	79	6	9	8	9	8	9	9	21	181	19	27	23	27	27	26	26	6	-102	-13	-18	-15	-18	-19	-17	-17	15
Serra Mesa	2,034	309	324	292	267	279	263	241	59	4,243	559	658	594	620	589	609	550	64	-2,209	-250	-334	-302	-353	-310	-346	-309	-5
University - North	321	39	37	41	40	43	45	36	40	---	---	---	---	---	---	---	---	---	321	39	37	41	40	43	45	36	40
University - South	1,612	184	189	207	233	289	259	251	---	2,244	321	335	344	339	320	290	289	6	-632	-137	-146	-137	-106	-31	-31	-38	-6
NORTH SAN DIEGO	5,988	777	800	864	866	927	850	795	109	35	---	12	4	7	6	2	4	---	5,953	777	788	860	859	921	848	791	109
Bernardo [4]	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Del Mar Heights [5]	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Los Penasquitos	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Miramar	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Mira Mesa	5,143	676	677	757	730	792	733	679	99	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Pomerado	845	101	123	107	136	135	117	116	10	35	---	12	4	7	6	2	4	---	5,108	676	665	753	723	786	731	675	99
San Pasqual [6]	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	845	101	123	107	136	135	117	116	10
SOUTH SAN DIEGO	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Nestor [7]	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Otay [8]	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
San Ysidro [9]	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

[1] These enrollment figures include students attending Fairhaven and Schweitzer and those being tutored at home within the San Diego Unified School District. They cannot be assigned to any particular Statistical Area.

[2] These enrollment figures include students attending those Elementary Schools with specific attendance areas within the San Diego Unified School District. They also include students attending schools provided by the suburban School Districts identified in the footnotes. The count is only for those students living within The City of San Diego even though the school may have students who do not live within the City.

[3] While most of Encanto-East is within the San Diego Unified School District, parts of the area are within the Lemon Grove and the La Mesa - Spring Valley School Districts. The enrollment data for 1960 and 1970 is for the San Diego Unified School District only. In 1978 enrollment data was provided by all three school districts.

[4] The Bernardo and easterly half of the Los Penasquitos Statistical Areas are within the Poway Unified School District.

[5] The Del Mar Heights and westerly half of the Los Penasquitos Statistical Areas are within the Del Mar Union and Solana Beach School Districts.

[6] The San Pasqual Statistical Area is within the San Pasqual and Valley Center Union School Districts.

[7] The Nestor Statistical Area is within the South Bay Union School District.

[8] The Otay Statistical Area is within the Chula Vista City School District.

[9] The San Ysidro Statistical Area is within the San Ysidro School District.

RATIO OF ELEMENTARY SCHOOL ENROLLMENT TO OCCUPIED DWELLING UNITS IN THE CITY OF SAN DIEGO — 1960 - 1970 - 1980

Statistical Areas	Total Enrollment			Occupied Dwelling Units			Enrollment per 100 Occupied Dwelling Units		
	April 1, 1960	April 1, 1970	January 1, 1980	April 1, 1960	April 1, 1970	January 1, 1980	April 1, 1960	April 1, 1970	Jan. 1, 1980
TOTAL ENROLLMENT	63,071	74,851	73,997	---	---	---	---	---	---
Special Schools [1]	166	474	625	---	---	---	---	---	---
Regular Schools [2]	62,905	74,377	73,372	175,355	227,136	314,650	35.9	32.8	23.3
CENTRAL	9,962	8,599	6,769	50,939	51,572	53,919	19.6	16.7	12.6
Balboa Park	---	---	---	8	7	9	---	---	---
Centre City	428	356	354	7,618	5,613	5,100	5.6	6.3	6.9
Golden Hill	920	967	988	4,475	4,315	4,320	20.6	22.4	23.0
Hillcrest	921	757	791	6,743	7,800	8,590	13.7	9.7	9.3
Middletown	542	386	273	5,569	5,538	5,490	9.7	7.0	5.1
Mission Hills	709	702	324	3,449	3,825	4,130	20.6	18.3	7.9
North Park	1,649	1,487	832	11,298	13,416	15,360	14.6	11.0	5.4
South Park	1,455	1,651	1,136	5,827	6,300	6,470	25.0	26.2	17.7
Southeast S.D.-West	3,338	2,293	2,071	5,952	4,758	4,450	56.1	48.2	47.3
COASTAL	10,878	9,526	6,322	39,462	48,880	58,115	27.6	19.5	10.9
Harbor	---	---	---	97	71	295	---	---	---
La Jolla	1,451	2,038	1,363	7,042	9,612	11,670	20.6	21.2	11.7
La Playa	1,237	897	672	3,115	3,489	3,560	39.7	25.7	19.2
Loma Portal	1,419	1,122	618	4,318	4,915	5,010	32.9	22.8	12.3
Midway - Old Town	1,971	1,014	989	4,792	3,836	4,510	41.1	26.4	21.9
Mission Bay	492	222	52	2,677	3,336	3,800	18.4	6.6	2.6
Ocean Beach	1,401	1,010	809	7,490	8,302	9,950	18.7	12.2	8.1
Pacific Beach	2,907	3,223	1,819	9,931	15,319	19,320	29.3	21.0	9.4
EASTERN	25,366	31,239	27,925	56,465	74,560	100,900	44.9	41.9	27.7
Chollas Park	3,263	3,062	2,562	5,556	5,410	6,070	58.7	56.6	42.2
City Heights	2,171	2,070	1,628	6,227	6,650	7,540	34.9	31.1	21.6
Elliott	---	---	4,059	---	108	6,500	---	---	62.4
Encanto-East [3]	1,408	4,012	3,158	2,134	4,075	5,720	66.0	98.5	55.2
Encanto-West	2,709	3,098	2,667	4,371	5,429	6,980	62.0	57.1	38.2
Montezuma	1,647	1,291	642	4,936	6,729	7,770	33.4	19.2	8.3
Navajo	2,719	3,628	2,343	3,586	7,234	12,340	75.8	50.1	19.0
Normal Heights	2,210	1,975	1,852	12,551	14,892	16,800	17.6	13.3	11.0
Paradise Hills	2,460	3,270	3,186	2,890	3,728	6,490	85.1	87.7	49.0
Rolando-Redwood	3,858	3,017	2,254	9,418	11,641	13,830	41.0	25.9	16.3
San Carlos	617	3,715	1,729	923	4,539	6,920	66.9	81.8	25.0
Southeast S.D.-East	2,304	2,101	1,845	3,873	4,125	3,940	59.5	50.9	46.8
KEARNY MESA	16,699	24,871	13,130	24,905	40,220	57,565	67.1	61.8	22.8
Clairemont-East	3,095	7,423	3,478	4,160	9,596	13,150	74.4	77.3	26.4
Clairemont-North	4,750	4,886	1,918	6,556	8,098	8,970	72.5	60.3	21.4
Clairemont-South	2,590	2,054	1,235	5,890	6,900	8,600	44.0	29.8	14.4
Linda Vista	2,954	3,878	2,453	3,717	5,605	8,070	79.5	69.2	30.4
Mission Valley	---	---	---	201	272	1,270	---	---	---
Montgomery	121	179	79	192	610	465	63.0	29.3	17.0
Serra Mesa	3,189	4,168	2,034	4,162	5,365	6,300	76.6	77.7	32.3
University-North	---	---	321	27	272	5,660	---	---	5.7
University-South	---	2,283	1,612	---	3,502	5,080	---	65.2	31.7
NORTH SAN DIEGO	---	142	10,486	333	4,504	28,921	---	---	36.3
Bernardo and Los Penasquitos [4]	---	---	3,712	---	3,181	12,670	---	---	29.3
Del Mar Heights [5]	---	---	729	214	680	2,340	---	---	31.2
Miramar	---	---	---	106	135	196	---	---	---
Mira Mesa	---	142	5,143	13	367	11,500	---	38.6	44.7
Pomerado	---	---	845	---	89	2,160	---	---	39.1
San Pasqual [6]	---	---	57	---	52	55	---	---	103.6
SOUTH SAN DIEGO	---	---	8,740	3,251	7,400	15,230	---	---	57.4
Nestor [7]	---	---	3,723	1,835	3,376	6,960	---	---	53.5
Otay [8]	---	---	2,963	47	2,486	5,080	---	---	58.3
San Ysidro [9]	---	---	2,054	1,369	1,538	3,190	---	---	64.4

RESIDENTIAL CONSTRUCTION ACTIVITY IN SECTIONS AND CITIES OF SAN DIEGO COUNTY

Sections and Cities	Third Quarter 1979				Fourth Quarter 1979				Entire Year 1979		
	Total Units	Single Units	Multiple Units	Percent Multiple	Total Units	Single Units	Multiple Units	Percent Multiple	Total Units	Single Units	Multiple Units
SAN DIEGO COUNTY	5,468	2,729	2,739	50.1	3,774	1,928	1,846	48.9	19,133	10,055	9,078
All cities	4,160	1,699	2,461	59.1	3,020	1,368	1,652	54.7	14,752	6,753	7,999
Unincorporated	1,308	1,030	278	21.2	754	560	194	25.7	4,381	3,302	1,079
SAN DIEGO CITY	3,014	1,173	1,841	61.0	1,804	480	1,324	73.4	9,688	3,793	5,895
REMAINDER OF COUNTY	2,454	1,556	898	36.2	1,970	1,448	522	26.5	9,445	6,262	3,183
Cities	1,146	526	620	53.7	1,216	888	328	26.9	5,064	2,960	2,104
Unincorporated	1,308	1,030	278	21.2	754	560	194	25.7	4,381	3,302	1,079
METROPOLITAN	4,226	1,929	2,297	54.4	2,677	1,092	1,585	59.2	14,259	6,551	7,708
Metro cities	3,519	1,355	2,164	61.4	2,246	823	1,423	63.4	11,779	4,773	7,006
Unincorporated	707	574	133	18.8	431	269	162	37.6	2,480	1,778	702
CENTRAL CITY	2,356	739	1,617	68.6	1,559	345	1,214	77.8	7,585	2,338	5,247
Central section	576	9	567	98.4	206	21	185	89.8	1,135	60	1,075
Eastern section	1,478	612	866	59.6	901	293	608	67.4	4,518	1,944	2,574
Coastal section	100	34	66	66.0	77	25	52	67.5	397	115	282
Kearny Mesa	202	84	118	58.4	375	6	369	98.4	1,535	219	1,316
EAST METRO	572	453	119	20.8	481	322	159	33.0	2,551	1,601	950
El Cajon city	210	141	69	32.9	140	114	26	18.6	687	491	196
La Mesa city	15	5	10	66.6	48	30	18	37.5	218	50	168
Lemon Grove city	22	6	16	72.7	6	6	---	---	189	23	166
Unincorporated	325	301	24	7.3	287	172	115	40.1	1,457	1,037	420
SOUTH METRO	733	265	468	63.8	369	200	169	45.8	2,139	1,022	1,117
Chula Vista city	45	7	38	84.4	146	137	9	6.1	442	271	171
Imperial Beach city	21	15	6	28.6	32	8	24	75.0	136	40	96
National City	184	---	184	100.0	48	40	8	16.6	340	58	282
South San Diego	381	196	185	48.5	113	3	110	97.3	895	503	392
Unincorporated	102	47	55	53.9	30	12	18	60.0	326	150	176
WEST METRO	6	6	---	---	18	4	14	77.7	50	22	28
Coronado city	6	6	---	---	18	4	14	77.7	50	22	28
NORTH METRO	559	466	93	16.6	250	221	29	12.1	1,934	1,568	366
Del Mar city	2	2	---	---	4	4	---	---	29	25	4
North San Diego	277	238	39	14.0	132	132	---	---	1,208	952	256
Unincorporated	280	226	54	19.2	114	85	29	25.4	697	591	106
NON-METROPOLITAN	1,242	800	442	35.6	1,097	836	261	23.8	4,874	3,504	1,370
Non-metro. cities	641	344	297	46.3	774	545	229	29.6	2,973	1,980	993
Unincorporated	601	456	145	24.1	323	291	32	9.9	1,901	1,524	377
NORTHWEST	648	405	243	37.5	600	518	82	13.7	2,987	2,156	831
Carlsbad city	96	56	40	41.6	97	83	14	14.4	198	141	57
Oceanside city	184	150	34	18.4	317	265	52	16.4	1,527	1,199	328
San Marcos city	10	10	---	---	62	62	---	---	101	101	---
Vista city	118	55	63	53.3	48	32	16	33.3	503	254	249
Unincorporated	240	134	106	44.1	76	76	---	---	658	461	197
NORTH INLAND	483	298	185	38.3	451	272	179	39.7	1,619	1,094	525
Escondido city	233	73	160	68.7	250	103	147	58.8	644	285	359
Unincoporated	250	225	25	10.0	201	169	32	15.9	975	809	166
SOUTH INLAND	111	97	14	12.6	46	46	---	---	268	254	14

CITY PLANNING DEPARTMENT
MAIL STATION 4-A
CITY ADMINISTRATION BUILDING
COMMUNITY CONCOURSE
SAN DIEGO, CALIFORNIA 92101

SAN DIEGO
JUL 18 '80
CALIF.
US POSTAGE
0.22
METER
8200029

University of California
Institute of Govt. Studies
109 Moses Hall
Berkeley, CA 94720

STATISTICAL AREAS
CITY OF SAN DIEGO

SAN DIEGO COUNTY SECTIONS

A1782
July 1, 1980

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
FEB 6 1981
UNIVERSITY OF CALIFORNIA

PLANNING DEPARTMENT
CITY OF SAN DIEGO

POPULATION AND LAND USE BULLETIN

Data for July 1, 1980

Published January 1981

HOUSING DEMAND EXCEEDS PRODUCTION

Some 2,888 housing units were completed during the first six months of 1980, including 1,310 single-family homes and 1,578 apartment or condominium units. At the same time 46 units were demolished or moved out of the city.

While the City recorded a net gain of 2,848 housing units during the first half of 1980, the number of occupied units increased by 3,066. This means that the demand for housing during that period exceeded production by 218 units. In other words, the existing supply of available vacant housing was reduced by 218 units during that period.

Paradise Hills absorbed a net gain of 321 housing units during the first half of 1980 making it the most active area for new residential construction in the city for that period. San Carlos and University City-North also witnessed significant gains in housing with increases of 263 and 231 units respectively.

The Population and Occupied Housing Units table on page 3 is based on Preliminary 1980 Census data. That table will be adjusted when final census data is received.

The Housing Inventory table on page 4 is based on the 1975 Special Census and changes during the past five years. This table also will be adjusted when final census data are received.

POPULATION ESTIMATED TO BE 852,500 ON JULY 1, 1980

The population of The City of San Diego was estimated to be 852,500 on July 1, 1980. This is a preliminary estimate that will be revised when the final count from the 1980 Census is released by the U.S. Census Bureau.

The preliminary population count from the April 1, 1980 Census was 852,189 and the July 1st estimate was based on that figure. While the City recorded modest gains during the months of April and May, the month of June produced a net loss of 2,100 people. This is an annual characteristic resulting from well established seasonal migration trends. When possible, families involved in a job transfer will delay moving out of San Diego until school is out in June. That vacated apartment or house often is not occupied immediately thus producing an exceptionally high number of vacant housing units on July 1st. The same seasonal trend produces an exceptionally large number of inmigrants during the month of September.

As a result of this seasonal trend, and by discounting the adjustment to the preliminary 1980 census count, the City has added 3,700 people during the first six months of the year.

RESIDENTIAL DENSITIES RISE IN CITY

On July 1, 1980, The City of San Diego contained 205,882 acres of land, or 321.7 square miles. The City's 331,181 housing units occupied 39,310 acres of land, slightly more than 19 percent of the City's total area.

There has been an increase of 6,122 acres of land used for residential purposes during the past seven years, of which 692 acres were added during the past year. While the net residential density for the entire City was 8.42 units per acre on July 1, 1980, the average density for those units added during the past year was 11.5. This higher density reflects the fact that 60 percent of the housing units completed during that period were multi-family units

Commercial Land Use

On July 1, 1980, commercial establishments in The City of San Diego occupied 5,320 acres, an increase of 369 acres during the past year. This new commercial activity was concentrated in Kearny Mesa and North San Diego. That area of University-North, increasingly called San Diego's "Golden Triangle," absorbed 141 acres of new commercial uses during the past year. The Commercial-Industrial complex around Montgomery Airport gained another 80 acres of new commercial development and an additional 52 acres were developed in Rancho Bernardo's expanding commercial center.

San Diego's commercial land use accounts for 2.6 percent of the land area in the City and there are 6.24 acres of commercial land per 1,000 population.

Industrial

There were 6,261 acres of land used for industrial purposes in The City of San Diego on July 1, 1980, a net increase of 415 acres during the past year. This is a substantial increase over the 286 acres developed during the preceeding year.

As with commercial activity, most of the new industrial

development during the past year took place on Kearny Mesa or in North San Diego.

New industrial development along Miramar Road, between I-805 and I-15, added 111 acres to the inventory of industrially used land in the City.

Another 95 acres were devoted to industrial land uses in Rancho Bernardo's industrial park and a similar area was developed in University-North. Other areas of the City with substantial industrial activity were South San Diego and Montgomery with 43 and 40 acres respectively.

San Diego's industrial land use accounts for 3.0 percent of the total land area of the City. Also there are 7.34 acres of industrially used land per 1,000 population.

Land Use by Zone

Of the 180,381 acres in the City, exclusive of streets, 79,251 were zoned for residential purposes on July 1. Some 66,176 acres were in one of the single-family zones and 13,075 acres were zoned for multi-family housing.

In addition 4,511 acres were zoned for commercial uses and 10,582 were zoned for industrial uses. It should be noted that the Mission Beach Planned District became effective during this period and 244 acres were transferred from a Residential or Commercial Zone to that Planned District. Planned districts are listed under Miscellaneous at the bottom of the table on page 7.

Of the 79,251 acres zoned for residential purposes, 36,934 acres actually contained residential uses. Another 2,375 acres are devoted to residential uses in other zones or Planned Districts.

Slightly more than 26 percent of the area zoned for residential use is currently vacant (20,858 acres). It should be noted, however, that much of that vacant land lies in canyons or on steep slopes.

Of the 4,511 acres zoned for commercial purposes, 2,897 acres (54 percent) contain commercial uses, 634 acres contain residences, and 107 acres are devoted to some type of industrial use. Another 368 acres of commercially zoned land contain public or semi-public uses such as churches, hospitals, etc. Only 479 acres (10 percent) of the commercial zones are vacant.

Of the 10,582 acres zoned for industrial purposes, 4,255 acres (40 percent) contain industrial uses, 1,198 acres (11 percent) have some type of commercial use and 1,582 acres are occupied by public or semi-public uses.

Some 32 percent of the area zoned for industrial use is currently vacant (3,366 acres). However, much of that vacant land lies in canyons or on steep slopes and would require substantial modification to be available for industrial use.

12,819 BIRTHS IN CITY IN 1979

During calendar year 1979, there was a net gain of 16,600 people in The City of San Diego. It consisted of 7,399, or 45 percent, from net natural increase (births over deaths) and 9,201 from net migration, 55 percent.

There were 12,819 babies born in the City in 1979, some 1,058 more than in the previous year. Furthermore, the number of babies born in 1979 exceeded every year since 1964.

The birth rate of 15.4 births per 1,000 population also rose significantly during the year, from 14.4 in 1978.

This increase in the number of babies born in the City will have an immediate impact on the average family size for current planning purposes. Also it will cause an increase in the number of children entering school in the mid 1980's.

There were 3,120 nonwhite births (Black, Oriental, etc.) in 1979, some 245 more than the year earlier. Part of this increase can be attributed to the increasing numbers of Southeast Asians entering San Diego.

As in recent years, Mira Mesa continued to lead the City in the number of babies born. The South San Diego communities of San Ysidro and Otay had the second largest numbers of newborn babies.

However, Normal Heights and Rolando-Redwood recorded substantial numbers of new births, reflecting the fact that there are a large number of young families living in older housing in those communities.

Golden Hill continues to record the highest birth rate in the City, 37.5 births per 1,000 residents. Southeast San Diego East and West were also very high with 33.5 and 31.5 respectively. The fact that City Heights reported a birth rate of 30.2 reveals the increased numbers of young families living in an area that, until recently, contained mostly older residents.

The 5,420 deaths recorded in San Diego in 1979, was slightly less than the number reported in 1978. Because of the substantial increase in the number of births and the relative stability of the number of deaths, the resulting net natural increase in 1979 of 7,399, exceeded that of every year since 1964.

RESIDENTIAL CONSTRUCTION CONTINUES AT SLOW PACE

Building permits were issued for 6,211 housing units in San Diego County during the first six months of 1980. Of that total 2,410 units, or 39 percent, were located within The City of San Diego.

While the total volume of new building activity in both the City and County were down from previous years, San Diego did quite well when compared to the other counties in California. San Diego's volume was surpassed only by Los Angeles County during the first half of 1980.

Within The City of San Diego, new residential construction was spread throughout the City. In fact, in Central San Diego more permits were issued in the first half of 1980 than in the same period the year before when the City-wide volume was much higher. Part of this is attributable to the 210 units started in Centre City. Most of them, incidentally, were for Senior Citizens. Hillcrest, North Park, Normal Heights and City Heights together accounted for another 510 new units.

CITY OF SAN DIEGO — POPULATION AND OCCUPIED HOUSING UNITS — 1970 TO 1980

Statistical Areas	JULY 1, 1980								CENSUS — APRIL 1, 1970								Change Since 1970 Census	OCCUPIED HOUSING UNITS				
		Population Living in Households					Non-household Population[4]	Average Household Size		Population Living in Households					Non-household Population[4]	Average Household Size		Estimate July 1, 1980	Census April 1, 1970	Change Since 1970 Census	Percent Occupied	
			Private Households			Navy Housing[3]					Private Households			Navy Housing[3]							July 1, 1980	April 1, 1970
	Total	Total	Total	Permanent[1]	Mobile Homes[2]				Total	Total	Total	Permanent[1]	Mobile Homes[2]									
ENTIRE CITY	852,500	796,733	774,590	765,110	9,480	22,143	55,767	2.47	697,027	636,543	621,741	613,693	8,048	14,802	60,484	2.80	155,473	322,178	227,136	95,042	93.91	95.16
Military Areas[5]	39,459	947	383	---	383	564	38,512	3.91	48,427	882	---	---	---	---	47,545	3.83	-8,968	242	230	12	97.98	97.87
Civilian Areas	813,041	795,786	774,207	765,110	9,097	21,579	17,255	2.47	648,600	635,661	621,741	613,693	8,048	13,920	12,939	2.80	164,441	321,936	226,906	95,030	93.90	95.16
Public Housing[6]	23,937	23,937	2,358	2,358	---	21,579	---	4.10	13,920	13,920	---	---	---	13,920	---	4.61	10,017	5,836	3,022	2,814	93.98	99.38
Private Housing	789,104	771,849	771,849	762,752	9,097	---	17,255	2.44	634,680	621,741	621,741	613,693	8,048	---	12,939	2.78	154,424	316,100	223,884	92,216	93.90	95.11
CENTRAL	112,486	106,317	106,292	106,292	---	25	6,169	1.92	114,690	108,598	108,514	108,514	---	84	6,092	2.11	-2,204	55,475	51,572	3,903	93.83	94.18
Balboa Park	986	22	---	---	---	22	964	4.40	1,776	28	---	---	---	28	1,748	4.00	-790	5	7	-2	100.00	100.00
Centre City	8,900	6,679	6,679	6,679	---	---	2,221	1.25	9,233	7,591	7,591	7,591	---	---	1,642	1.35	-333	5,360	5,613	-253	90.08	91.49
Golden Hill	11,400	11,234	11,234	11,234	---	---	166	2.54	10,723	10,344	10,344	10,344	---	---	379	2.40	677	4,430	4,315	115	90.86	92.30
Hillcrest	15,000	14,440	14,440	14,440	---	---	560	1.57	14,861	14,346	14,346	14,346	---	---	515	1.84	139	9,200	7,800	1,400	94.85	92.90
Middletown	9,600	9,111	9,111	9,111	---	---	489	1.64	10,330	10,141	10,141	10,141	---	---	189	1.83	-730	5,560	5,538	22	93.75	93.26
Mission Hills	8,900	8,783	8,783	8,783	---	---	117	2.08	9,512	9,402	9,402	9,402	---	---	110	2.46	-612	4,230	3,825	405	95.85	96.15
North Park	27,000	26,912	26,912	26,912	---	---	88	1.74	26,569	26,510	26,510	26,510	---	---	59	1.98	431	15,470	13,416	2,054	95.00	96.59
South Park	15,300	15,100	15,100	15,100	---	---	200	2.33	16,290	16,067	16,067	16,067	---	---	223	2.55	-990	6,470	6,300	170	94.30	94.91
Southeast S.D. - West	15,400	14,036	14,033	14,033	---	3	1,364	2.95	15,396	14,169	14,113	14,113	---	56	1,227	2.98	4	4,750	4,758	-8	93.10	93.20
COASTAL	156,853	120,231	116,776	115,696	1,080	3,455	36,622	2.03	162,399	117,143	112,755	111,329	1,426	4,388	45,256	2.40	-5,546	59,116	48,880	10,236	93.05	94.46
Harbor	33,653	158	---	---	---	158	33,495	5.10	43,020	198	---	---	---	198	42,822	2.79	-9,367	31	71	-40	91.18	100.00
La Jolla	27,400	26,649	26,649	26,649	---	---	751	2.25	25,290	24,565	24,565	24,565	---	---	725	2.55	2,110	11,850	9,612	2,238	91.77	93.69
La Playa	10,400	9,313	9,313	9,313	---	---	1,087	2.45	10,959	9,950	9,950	9,950	---	---	1,009	2.85	-559	3,805	3,489	316	96.16	96.81
Loma Portal	12,100	12,076	12,076	12,076	---	---	24	2.37	13,695	13,669	13,669	13,669	---	---	26	2.78	-1,595	5,090	4,915	175	97.34	96.70
Midway-Old Town	9,700	9,240	7,699	7,639	60	1,541	460	2.01	9,184	8,968	6,958	6,522	436	2,010	216	2.34	516	4,590	3,836	754	92.42	92.41
Mission Bay	6,500	6,336	6,336	5,316	1,020	---	164	1.70	6,639	6,618	6,618	5,793	825	---	21	1.98	-139	3,730	3,336	394	89.90	90.92
Ocean Beach	19,400	19,390	19,390	19,390	---	---	10	1.88	18,221	18,140	18,140	18,140	---	---	81	2.18	1,179	10,290	8,302	1,988	95.05	94.45
Pacific Beach	37,700	37,069	35,313	35,313	---	1,756	631	1.88	35,391	35,035	32,855	32,690	165	2,180	356	2.29	2,309	19,730	15,319	4,411	91.94	95.03
EASTERN	280,900	276,646	263,182	260,992	2,190	13,464	4,254	2.65	232,187	228,150	224,380	222,570	1,810	3,770	4,037	3.06	48,713	104,535	74,560	29,975	94.04	96.23
Chollas Park	17,800	17,655	17,655	17,061	594	---	145	2.81	18,608	18,442	18,442	17,749	693	---	166	3.41	-808	6,280	5,410	870	94.35	97.23
City Heights	18,800	18,734	18,734	18,734	---	---	66	2.35	17,847	17,753	17,753	17,753	---	---	94	2.67	953	7,970	6,650	1,320	91.81	95.84
Elliott	23,700	23,700	12,504	12,321	183	11,196	---	3.48	173	173	173	10	163	---	---	1.60	23,527	6,810	108	6,702	95.84	100.00
Encanto-East	21,600	21,589	21,589	21,589	---	---	11	3.72	17,372	17,323	17,323	17,323	---	---	49	4.25	3,871	5,800	4,152	1,648	95.32	94.54
Encanto-West	23,000	22,945	22,945	22,514	431	---	55	3.07	19,607	19,505	19,505	18,998	507	---	102	3.59	3,393	7,470	5,429	2,041	94.16	97.49
Montezuma	20,700	17,457	17,457	17,457	---	---	3,243	2.17	20,358	17,430	17,430	17,430	---	---	2,928	2.59	342	8,030	6,729	1,301	96.41	95.53
Navajo	33,000	32,859	32,859	32,483	376	---	141	2.53	25,828	25,739	25,739	25,346	393	---	89	3.56	7,172	12,990	7,234	5,756	94.15	95.49
Normal Heights	34,000	33,905	33,905	33,905	---	---	95	1.98	32,548	32,407	32,407	32,407	---	---	141	2.18	1,452	17,160	14,892	2,268	95.12	95.68
Paradise Hills	22,900	22,723	20,486	20,350	136	2,237	177	3.18	15,181	15,146	11,376	11,376	---	3,770	35	4.06	8,076	7,150	3,651	3,499	90.05	97.44
Rolando-Redwood	32,800	32,585	32,554	32,134	420	31	215	2.32	32,386	32,132	32,132	32,078	54	---	254	2.76	414	14,065	11,641	2,424	94.54	97.03
San Carlos	20,000	20,000	20,000	19,950	50	---	---	2.93	18,315	18,302	18,302	18,302	---	---	13	4.03	1,685	6,820	4,539	2,281	92.57	98.23
Southeast S.D. - East	12,600	12,494	12,494	12,494	---	---	106	3.13	13,964	13,798	13,798	13,798	---	---	166	3.34	-1,364	3,990	4,125	-135	91.41	94.74
KEARNY MESA	155,341	149,940	145,091	144,168	923	4,849	5,401	2.60	144,628	141,603	135,643	134,299	1,344	5,960	3,025	3.52	10,713	57,607	40,220	17,387	94.71	97.01
Clairemont - East	36,400	36,283	36,283	36,283	---	---	117	2.74	36,633	36,613	36,613	36,613	---	---	20	3.81	-233	13,220	9,596	3,624	96.21	95.07
Clairemont - North	24,600	24,556	24,556	24,556	---	---	44	2.73	28,919	28,880	28,880	28,880	---	---	39	3.57	-4,319	9,010	8,098	912	96.44	98.72
Clairemont - South	20,900	19,879	19,879	19,629	250	---	1,021	2.24	20,061	19,643	19,643	19,401	242	---	418	2.85	839	8,890	6,900	1,990	95.86	98.08
Linda Vista	23,600	22,399	20,478	20,478	---	1,921	1,201	2.76	20,947	19,906	17,746	17,746	---	2,160	1,041	3.55	2,653	8,130	5,603	2,527	93.26	96.55
Mission Valley	1,800	1,800	1,800	1,620	180	---	---	1.59	523	523	523	265	258	---	---	1.91	1,277	1,130	274	856	84.68	91.03
Montgomery	941	940	940	447	493	---	1	2.01	1,560	1,560	1,560	716	844	---	---	2.56	-619	467	610	-143	97.90	98.23
Serra Mesa	18,500	18,500	15,572	15,572	---	2,928	---	2.97	21,196	21,163	17,363	17,363	---	3,800	33	3.94	-2,696	6,230	5,365	865	93.74	97.83
University - North	13,600	10,583	10,583	10,583	---	---	3,017	1.97	2,238	783	783	783	---	---	1,455	2.88	11,362	5,370	272	5,098	89.84	96.11
University - South	15,000	15,000	15,000	15,000	---	---	---	2.91	12,551	12,532	12,532	12,532	---	---	19	3.58	2,449	5,160	3,502	1,658	96.35	96.37
NORTH SAN DIEGO	90,020	86,705	86,355	85,400	955	350	3,315	2.93	14,413	12,397	11,797	11,797	---	600	2,016	2.75	75,607	29,595	4,504	25,091	93.77	87.30
Bernardo	16,500	16,500	16,500	16,500	---	---	---	2.35	5,979	5,979	5,979	5,979	---	---	---	2.50	10,521	7,010	2,391	4,619	88.73	88.07
Del Mar Heights	6,700	6,700	6,700	6,700	---	---	---	2.75	2,270	2,264	2,264	2,264	---	---	6	3.33	4,430	2,440	679	1,761	91.62	86.19
Los Penasquitos	19,000	18,746	18,746	18,746	---	---	254	3.12	1,809	1,809	1,809	1,809	---	---	---	2.29	17,191	6,000	790	5,210	95.46	87.29
Miramar	3,430	733	383	---	383	350	2,697	3.76	2,443	600	---	---	---	600	1,843	4.44	987	195	135	60	98.99	96.43
Mira Mesa	37,100	37,100	37,100	36,528	572	---	---	3.17	1,180	1,180	1,180	1,180	---	---	---	3.20	35,920	11,690	368	11,322	96.14	88.01
Pomerado	7,000	6,640	6,640	6,640	---	---	360	3.02	509	342	342	342	---	---	167	3.84	6,491	2,200	89	2,111	96.02	71.20
San Pasqual	290	286	286	286	---	---	4	4.77	223	223	223	223	---	---	--	4.29	67	60	52	8	77.33	76.47
SOUTH SAN DIEGO	56,900	56,894	56,894	52,562	4,332	---	6	3.59	28,710	28,652	28,652	25,184	3,468	---	58	3.87	28,190	15,850	7,400	8,450	98.89	91.71
Nestor	23,700	23,695	23,695	20,728	2,967	---	5	3.22	12,432	12,407	12,407	9,426	2,981	---	25	3.67	11,268	7,360	3,376	3,984	94.17	95.48
Otay	20,300	20,300	20,300	19,640	660	---	---	3.97	10,660	10,650	10,650	10,589	61	---	10	4.28	9,640	5,110	2,486	2,624	91.78	86.65
San Ysidro	12,900	12,899	12,899	12,194	705	---	1	3.82	5,618	5,595	5,595	5,169	426	---	23	3.64	7,282	3,380	1,538	1,842	96.60	92.43

1. The population recorded in this column occupy permanent, private housing units. People living in one room housing units are also included in this category

2. The people recorded in this column are residents living in mobile homes. These figures do not include people occupying trailers located in San Diego for short periods of time

3. This category includes Navy personnel and their dependents living in Navy owned housing units located off base in several locations throughout the City.

4. Nonhousehold population includes those people living in group quarters such as convalescent hospitals; boarding houses containing five or more boarders, students living in dormitories, fraternity or sorority house, detention facilities, and military barracks or ships.

5. The population recorded in Military Areas include those military personnel living aboard ships in San Diego Bay and those personnel and their dependents living in barracks and housing units at major military installations

6 Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources U.S Census reports by census tract for basic population and housing data in 1970 Management records for public housing since 1970 Enrollment records for elementary school districts for developing family size trends since 1970

CITY OF SAN DIEGO — HOUSING INVENTORY BY TYPE OF HOUSING UNITS — 1970 AND 1980

Statistical Areas	JULY 1, 1980									CENSUS - APRIL, 1970 (ADJUSTED)									Housing Inventory Change April 1, 1970 to January 1, 1980			
		Single Family Housing				Multiple Family Units					Single Family Housing				Multiple Family Units							
			Private									Private										
	Total All Housing Units [1]	Total Units	Permanent	Mobile Homes [2]	Navy Units	Total Units	Private Units	Navy Units	Atypical Housing Units [3]	Total All Housing Units	Total Units	Permanent	Mobile Homes [2]	Navy Units	Total Units	Private Units	Navy Units	Atypical Housing Units [3]	Total	Single	Multiple	Atypical Housing Units
ENTIRE CITY	331,181	192,115	185,857	4,984	1,274	135,802	131,563	4,239	3264	238,679	159,359	154,421	3,876	1,062	73,796	71,624	2,172	5,524	92,502	32,756	62,006	-2,260
Military Areas [5]	259	229	---	196	161	30	---	30	---	246	211	---	52	159	34	---	34	1	13	18	-4	-1
Civilian Areas	330,922	191,886	185,857	4,876	1,153	135,772	131,563	4,209	3264	238,433	159,148	154,421	3,824	903	73,762	71,624	2,138	5,523	92,489	32,738	62,010	-2,259
Public Housing [6]	6,060	1,153	---	---	1,153	4,907	698	4,209	---	3,403	903	---	---	903	2,500	362	2,138	---	2,657	250	2,407	---
Private Housing	324,862	190,733	185,857	4,876	---	130,865	130,865	---	3264	235,030	158,245	154,421	3,824	---	71,262	71,262	---	5,523	89,832	32,488	59,603	-2,259
CENTRAL	56,686	22,314	22,309	---	5	31,749	31,746	3	2623	54,761	26,214	26,201	---	13	24,079	24,068	11	4,468	1,925	-3,900	7,670	-1,845
Balboa Park	10	7	4	---	3	3	---	3	---	7	2	---	---	2	5	---	5	---	3	5	-2	---
Centre City	5,364	338	338	---	---	2,517	2,517	---	2499	6,135	626	626	---	---	1,892	1,892	---	3,617	-781	-288	625	-1,118
Golden Hill	4,624	1,585	1,585	---	---	3,027	3,027	---	12	4,675	2,026	2,026	---	---	2,564	2,564	---	85	-51	-441	463	-73
Hillcrest	9,163	2,707	2,707	---	---	6,440	6,440	---	16	8,396	3,281	3,281	---	---	4,965	4,965	---	150	767	-574	1,475	-134
Middletown	5,836	1,259	1,259	---	---	4,496	4,496	---	81	5,938	1,524	1,524	---	---	4,052	4,052	---	362	-102	-265	444	-281
Mission Hills	4,255	2,671	2,671	---	---	1,579	1,579	---	5	3,978	2,813	2,813	---	---	1,140	1,140	---	25	277	-142	439	-20
North Park	15,967	6,018	6,018	---	---	9,939	9,939	---	10	13,889	7,378	7,378	---	---	6,426	6,426	---	85	2,078	-1,360	3,513	-75
South Park	6,728	4,436	4,436	---	---	2,292	2,292	---	---	6,638	4,738	4,738	---	---	1,840	1,840	---	60	90	-302	452	-60
Southeast S.D. - West	4,749	3,293	3,291	---	2	1,456	1,456	---	---	5,[illegible]	3,826	3,815	---	11	1,195	1,189	6	84	-356	-533	261	-84
COASTAL	61,383	30,211	29,202	543	466	30,701	30,140	561	471	51,[illegible]	30,518	29,302	720	496	20,657	20,100	557	573	9,635	-307	10,044	-102
Harbor	296	28	---	---	28	16	---	16	252	58	---	---	---	58	12	---	12	1	225	-30	4	251
La Jolla	12,471	8,493	8,493	---	---	3,935	3,935	---	43	10,[illegible]	7,322	7,322	---	---	2,751	2,751	---	186	2,212	1,171	1,184	-143
La Playa	3,655	3,155	3,155	---	---	475	475	---	25	3,[illegible]	3,220	3,220	---	---	351	351	---	33	51	-65	124	-8
Loma Portal	5,158	3,873	3,873	---	---	1,276	1,276	---	9	5,[illegible]	4,054	4,054	---	---	972	972	---	57	75	-181	304	-48
Midway - Old Town	4,724	929	895	34	---	3,746	3,201	545	49	4,[illegible]	1,268	1,031	237	---	2,811	2,266	545	72	573	-339	935	-23
Mission Bay	3,976	1,633	1,124	509	---	2,304	2,304	---	39	3,[illegible]	1,760	1,385	375	---	1,849	1,849	---	60	307	-127	455	-21
Ocean Beach	10,461	4,673	4,673	---	---	5,771	5,771	---	17	8,[illegible]	5,022	5,022	---	---	3,706	3,706	---	62	1,671	-349	2,065	-45
Pacific Beach	20,642	7,427	6,989	---	438	13,178	13,178	---	37	16,[illegible]	7,814	7,268	108	438	8,205	8,205	---	102	4,521	-387	4,973	-65
EASTERN	107,168	69,365	67,646	1,458	261	37,730	34,847	2,883	73	77,[illegible]	59,022	57,968	1,043	11	18,152	17,340	812	310	29,684	10,343	19,578	-237
Chollas Park	6,429	4,260	3,862	398	---	2,169	2,169	---	---	5,[illegible]	4,114	3,715	399	---	1,419	1,419	---	31	865	146	750	-31
City Heights	8,166	5,224	5,224	---	---	2,942	2,942	---	---	6,[illegible]	5,551	5,551	---	---	1,342	1,342	---	46	1,227	-327	1,600	-46
Elliott	6,627	3,675	3,306	119	250	2,952	881	2,071	---	[illegible]	106	2	104	---	2	2	---	---	6,519	3,569	2,950	---
Encanto East	5,944	5,328	5,328	---	---	616	616	---	---	4,[illegible]	3,846	3,846	---	---	459	459	---	8	1,631	1,482	157	-8
Encanto West	7,579	6,706	6,420	286	---	872	872	---	1	5,[illegible]	5,072	4,772	300	---	471	471	---	26	2,010	1,634	401	-25
Montezuma	8,009	4,576	4,576	---	---	3,384	3,384	---	49	7,[illegible]	4,601	4,601	---	---	2,400	2,400	---	43	965	-25	984	6
Navajo	13,116	8,669	8,407	262	---	4,441	4,441	---	---	7,[illegible]	7,009	6,794	215	---	557	557	---	10	5,534	1,660	3,884	-10
Normal Heights	17,659	8,982	8,982	---	---	8,675	8,675	---	2	15,[illegible]	9,685	9,685	---	---	5,800	5,800	---	88	2,086	-703	2,875	-86
Paradise Hills	7,455	4,932	4,849	83	---	2,523	1,711	812	---	3,[illegible]	2,891	2,891	---	---	929	117	812	6	3,629	2,041	1,594	-6
Rolando-Redwood	14,479	8,311	8,022	285	11	6,151	6,151	---	10	11,[illegible]	8,379	8,343	25	11	3,594	3,594	---	24	2,482	-61	2,557	-14
San Carlos	7,471	5,737	5,712	25	---	1,734	1,734	---	---	4,[illegible]	4,439	4,439	---	---	181	181	---	1	2,850	1,298	1,553	-1
Southeast S.D. - East	4,240	2,958	2,958	---	---	1,271	1,271	---	11	4,[illegible]	3,329	3,329	---	---	998	998	---	27	-114	-371	273	-16
KEARNY MESA	59,571	35,[illegible]	34,145	629	465	24,316	23,535	781	16	41,[illegible]	32,035	30,837	733	465	9,342	8,561	781	81	18,113	3,204	14,974	-65
Clairemont East	13,578	9,428	9,428	---	---	4,142	4,142	---	8	10,[illegible]	8,757	8,757	---	---	1,331	1,331	---	6	3,484	671	2,811	2
Clairemont North	9,204	6,839	6,839	---	---	2,365	2,365	---	---	8,[illegible]	7,453	7,453	---	---	734	734	---	16	1,001	-614	1,631	-16
Clairemont South	8,938	5,558	5,363	195	---	3,380	3,380	---	---	7,[illegible]	4,954	4,778	176	---	2,070	2,070	---	11	1,903	604	1,310	-11
Linda Vista	8,585	3,[illegible]	3,273	---	43[illegible]	4,678	4,678	---	---	5,[illegible]	2,904	2,470	---	434	2,869	2,869	---	30	2,582	803	1,809	-30
Mission Valley	1,278	130	20	110	---	1,140	1,140	---	8	[illegible]	198	67	131	---	103	103	---	---	977	-68	1,037	8
Montgomery	466	466	142	324	---	2	2	---	---	[illegible]	621	195	426	---	---	---	---	---	-153	-155	2	---
Serra Mesa	6,451	4,131	4,100	---	31	2,320	1,539	781	---	5,[illegible]	4,123	4,092	---	31	1,343	562	781	18	967	8	977	-18
University North	6,036	805	805	---	---	5,231	5,231	---	---	[illegible]	27	27	---	---	256	256	---	---	5,753	778	4,975	---
University South	[illegible]	4,175	4,175	---	---	1,058	1,058	---	---	3,[illegible]	2,998	2,998	---	---	636	636	---	---	1,599	1,177	422	---
NORTH SAN DIEGO	[illegible],401	23,354	22,983	394	77	7,047	7,036	11	---	5,[illegible]	4,045	3,916	52	77	1,101	1,090	11	13	25,242	19,309	5,946	-13
Bernardo	7,415	5,587	5,587	---	---	1,828	1,828	---	---	2,[illegible]	2,280	2,280	---	---	434	434	---	1	4,700	3,307	1,394	-1
Del Mar Heights	2,[illegible]	1,941	1,941	---	---	484	484	---	---	[illegible]9	777	777	---	---	7	7	---	5	1,636	1,164	477	-5
Los Penasquitos	6,[illegible]	3,956	3,956	---	---	2,157	2,157	---	---	[illegible]5	260	260	---	---	645	645	---	---	5,208	3,696	1,512	---
Miramar	196	185	---	108	77	11	---	11	---	[illegible]0	129	---	52	77	11	---	11	---	56	56	---	---
Mira Mesa	11,[illegible]	9,800	9,514	286	---	2,080	2,080	---	---	[illegible]2	417	417	---	---	---	---	---	---	11,463	9,383	2,080	---
Pomerado	2,317	1,831	1,831	---	---	486	486	---	---	[illegible]5	125	125	---	---	---	---	---	---	2,192	1,706	486	---
San Pasqual	56	54	54	---	---	1	1	---	---	[illegible]3	57	57	---	---	4	4	---	7	-13	-3	-3	-7
SOUTH SAN DIEGO	15,[illegible]7	11,632	9,672	1,960	---	4,259	4,259	---	81	8,[illegible]	7,525	6,197	1,328	---	465	465	---	79	7,903	4,107	3,794	2
Nestor	7,[illegible]	5,281	3,870	1,411	---	1,990	1,990	---	6	3,[illegible]	3,347	2,212	1,135	---	175	175	---	14	3,741	1,934	1,815	-8
Otay	5,[illegible]	4,591	4,270	321	---	775	775	---	---	2,[illegible]	2,801	2,780	21	---	68	68	---	---	2,497	1,790	707	---
San Ysidro	3,[illegible]	1,760	1,532	228	---	1,494	1,494	---	75	1,[illegible]	1,377	1,205	172	---	222	222	---	65	1,665	383	1,272	10

1. Housing units in this table have the same definition as those in the 1970 Census of Population and Housing. Resident occupied mobile homes are considered Housing Units.

2. Only resident occupied mobile homes are included. Transient trailers are not counted.

3. Atypical housing includes one room units occupied by permanent residents in residential hotels or motels, house boats or yachts used as permanent housing and any other unusual housing types.

The 1970 Census of Population and Housing counted uncompleted housing units as vacant. In order to use the census count as a benchmark for estimating current housing units, it was necessary to remove those units that were nearing completion on April 1, 1970. This was to eliminate the chance of double counting housing completed during the months immediately following the census.

5. The housing units in this category are located on military reservations located within the City of San Diego.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U. S. Census reported by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Current housing inventory records developed by the City Planning Department from reports of housing completions provided regularly by the Inspection Department.

BIRTHS, DEATHS AND NATURAL INCREASE IN THE CITY OF SAN DIEGO — 1979

Statistical Areas	LIVE BIRTHS					DEATHS				NATURAL INCREASE		BIRTH & DEATH RATES	
	Total Births		Dependency Status			Total Deaths							
	Number	Percent	Military[1]	Civilian	Percent Military	Number	Percent	Deaths One Year And Over	Infant Deaths[2]	Infant Survivors[3]	Net Natural Increase[4]	Births Per 1,000 Pop.	Deaths Per 1,000 Pop.
ENTIRE CITY	12,819	100.00	2,924	9,895	22.81	5,420	100.00	5,369	51	12,768	7,399	15.39	6.51
Military Areas	10	.08	6	4	60.00	35	.65	35	--	10	-25	.24	.84
Civilian Areas	12,809	99.92	2,918	9,891	22.78	5,385	99.35	5,334	51	12,758	7,242	16.17	6.80
CENTRAL	2,087	16.28	372	1,715	17.82	1,388	25.61	1,384	4	2,083	699	19.42	12.92
Balboa Park	1	.01	--	1	--	--	--	--	--	1	1	.69	--
Centre City	104	.81	9	95	8.65	207	3.82	207	--	104	-103	12.68	25.24
Golden Hill	367	2.86	54	313	14.71	95	1.75	93	2	365	272	37.45	9.69
Hillcrest	163	1.27	33	130	20.25	218	4.02	217	1	162	-55	11.48	15.37
Middletown	170	1.33	43	127	25.29	134	2.47	134	--	170	36	18.28	14.41
Mission Hills	98	.76	14	84	14.29	97	1.79	97	--	98	1	11.14	11.02
North Park	463	3.61	126	337	27.21	369	6.81	368	1	462	94	17.34	13.82
South Park	283	2.21	60	223	21.20	156	2.88	156	--	283	127	18.74	10.33
Southeast S.D. - West	438	3.42	33	405	7.53	112	2.07	112	--	438	326	31.51	8.06
COASTAL	1,137	8.87	228	909	20.05	1,101	20.32	1,097	4	1,133	36	7.20	6.99
Harbor	6	.05	3	3	50.00	29	.54	29	--	6	-23	.17	.84
La Jolla	177	1.38	3	174	1.69	304	5.61	304	--	177	-127	6.28	10.78
La Playa	74	.58	2	72	2.70	96	1.77	96	--	74	-22	7.47	9.70
Loma Portal	144	1.12	19	125	13.13	111	2.05	111	--	144	33	11.80	9.10
Midway - Old Town	190	1.48	120	70	63.16	56	1.03	54	2	188	134	20.88	6.22
Mission Bay	41	.32	2	39	4.87	51	.94	51	--	41	-10	6.03	7.50
Ocean Beach	260	2.03	51	209	19.62	145	2.68	143	2	258	115	13.40	7.53
Pacific Beach	245	1.91	28	217	11.43	309	5.70	309	--	245	-64	6.45	8.13
EASTERN	4,936	38.51	1,279	3,657	25.91	1,668	30.77	1,652	16	4,920	3,268	18.11	6.12
Chollas Park	388	3.03	51	337	13.14	120	2.21	120	--	388	268	21.80	6.74
City Heights	511	3.99	113	298	22.11	132	2.44	130	2	509	379	30.24	7.61
Elliott	365	2.85	143	222	39.18	50	.92	49	1	364	315	15.73	2.16
Encanto - East	445	3.47	133	312	29.89	53	.96	53	--	445	392	21.81	2.60
Encanto - West	531	4.14	241	290	45.39	108	1.99	105	3	528	423	25.53	5.19
Montezuma	161	1.26	11	150	6.83	172	3.17	170	2	159	-11	8.26	8.92
Navajo	230	1.79	17	213	7.39	166	3.06	166	--	230	64	6.50	4.69
Normal Heights	662	5.16	188	474	28.40	375	6.93	373	2	660	287	20.43	11.57
Paradise Hills	445	3.47	197	248	44.27	78	1.44	77	1	444	367	22.36	3.92
Rolando - Redwood	610	4.76	132	478	21.64	240	4.44	237	3	607	370	18.54	7.29
San Carlos	190	1.48	13	177	6.84	85	1.57	85	--	190	105	8.84	3.95
Southeast S.D. - East	398	3.11	40	358	10.05	89	1.64	87	2	396	309	33.45	7.45
KEARNY MESA	1,884	14.70	314	1,570	16.67	747	13.79	736	11	1,873	1,137	11.92	4.73
Clairemont - East	439	3.42	48	391	10.93	116	2.14	115	1	438	323	11.20	2.96
Clairemont - North	327	2.55	30	297	9.17	172	3.17	168	4	323	155	12.63	6.64
Clairemont - South	185	1.44	18	167	9.73	166	3.06	165	1	184	19	9.07	8.14
Linda Vista	356	2.79	65	291	18.26	121	2.23	120	1	355	235	16.18	5.50
Mission Valley	--	--	--	--	--	--	--	--	--	--	--	--	--
Montgomery	3	.02	--	3	--	9	.17	9	--	3	-6	2.94	8.82
Serra Mesa	323	2.52	135	188	41.79	73	1.35	70	3	320	250	16.74	3.78
University - North[5]	36	.28	--	36	--	3	.06	3	--	36	33	2.77	.23
University - South[5]	215	1.68	18	197	8.37	87	1.61	86	1	214	128	14.05	5.69
NORTH SAN DIEGO	1,476	11.51	355	1,121	24.05	333	6.14	328	5	1,471	1,143	17.36	3.92
Bernardo[6]	432	3.37	114	318	26.39	205	3.78	205	--	432	227	13.89	6.59
Del Mar Heights[6 & 7]	--	--	--	--	--	--	--	--	--	--	--	--	--
Los Penasquitos[6 & 7]	--	--	--	--	--	--	--	--	--	--	--	--	--
Miramar	23	.18	22	1	95.65	6	.11	6	--	23	17	6.73	1.76
Mira Mesa[7]	929	7.25	210	719	22.60	107	1.97	102	5	924	822	21.36	2.46
Pomerado	92	.71	9	83	9.78	12	.22	12	--	92	80	13.53	1.76
San Pasqual	--	--	--	--	--	3	.06	3	--	--	-3	--	16.39
SOUTH SAN DIEGO	1,291	10.07	375	916	29.05	173	3.19	162	11	1,280	1,118	24.87	3.33
Nestor	570	4.45	226	344	39.65	85	1.57	80	5	565	485	27.14	4.05
Otay[8]	--	--	--	--	--	--	--	--	--	--	--	--	--
San Ysidro[8]	721	5.62	149	572	20.67	88	1.62	82	6	715	633	23.33	2.85
AREA UNKNOWN	8	.06	1	7	12.50	10	.18	10	--	8	-2	--	--

1. Infants born in households maintained by members of the Armed Forces living off-post in residential areas are classified as "military" dependents
2. Deaths of infants under 1 year of age
3. Infants surviving the first year of life. (Births minus deaths under 1 year.)
4. Net natural increase equals total births minus total deaths. It also equals infant survivors minus deaths of persons 1 year or over.
5. Census Tract 85.08 has been divided with part in the University-South and part in the University-North Statistical Areas. Since the data for the tract cannot be split, all of it has been recorded in the University-South Statistical Area which has most of the population.
6. Census Tract 170.04 has been divided with parts in the following three Statistical Areas: Del Mar Heights, Los Penasquitos and Bernardo. Since the data for the tract cannot be split, all of it has been recorded in the Bernardo Statistical Area which has most of the population. As a result no entries can be made for Del Mar Heights or Los Penasquitos.
7. Census Tract 83.09 has been divided with parts in the following three Statistical Areas: Del Mar Heights, Mira Mesa and Los Penasquitos. Since the data for the tract cannot be split, all of it has been recorded in the Mira Mesa Statistical Area which has most of the population. As a result no entries can be made for the Del Mar Heights or Los Penasquitos Statistical Areas.
8. Census Tract 100.00 has been divided with part in the San Ysidro and part in the Otay Statistical Areas. Since the data for the tract cannot be split, all of it has been recorded in the Otay Statistical Area which has most of the population. As a result no entry can be made for San Ysidro.

Source: Vital statistics reported annually for census tracts by the Bureau of Vital Records, San Diego County Department of Public Health.

RESIDENTIAL CONSTRUCTION ACTIVITY IN SECTIONS AND CITIES OF SAN DIEGO COUNTY

Sections and Cities	First Quarter 1980				Second Quarter 1980				First Six Months 1980		
	Total Units	Single Units	Multiple Units	Percent Multiple	Total Units	Single Units	Multiple Units	Percent Multiple	Total Units	Single Units	Multiple Units
SAN DIEGO COUNTY	3,614	1,368	2,246	62.1	2,597	1,158	1,439	55.4	6,211	2,526	3,685
All cities	2,816	963	1,853	65.8	1,604	660	944	58.9	4,420	1,623	2,797
Unincorporated	798	405	393	49.2	993	498	495	49.8	1,791	903	888
SAN DIEGO CITY	1,650	314	1,336	80.9	760	377	383	50.4	2,410	691	1719
REMAINDER OF COUNTY	1,964	1,054	910	46.3	1,837	781	1,056	57.5	3,801	1,835	1,966
Cities	1,166	649	517	44.3	844	283	561	66.5	2,010	932	1,078
Unincorporated	798	405	393	49.2	993	498	495	49.8	1,791	903	888
METROPOLITAN	2,394	647	1,747	72.9	2,134	746	1,388	65.0	4,528	1,393	3,135
Metro cities	2,005	387	1,618	80.6	1,379	475	904	65.6	3,384	862	2,522
Unincorporated	389	260	129	33.2	755	271	484	64.1	1,144	531	613
CENTRAL CITY	1,378	226	1,152	83.6	410	99	311	75.8	1,788	325	1,463
Central section	406	18	388	95.6	117	9	108	92.3	523	27	496
Eastern section	500	188	312	62.4	238	73	165	69.3	738	261	477
Coastal section	138	15	123	89.1	44	13	31	70.4	182	28	154
Kearny Mesa	334	5	329	98.5	11	4	7	63.6	345	9	336
EAST METRO	297	141	156	52.5	745	202	543	72.9	1,042	343	699
El Cajon city	178	47	131	73.6	52	52	--	--	230	99	131
La Mesa city	1	1	--	--	196	3	193	98.4	197	4	193
Lemon Grove city	8	8	--	--	14	14	--	--	22	22	-
Unincorporated	110	85	25	22.7	483	133	350	72.5	593	218	375
SOUTH METRO	104	21	83	79.8	540	53	487	90.2	644	74	570
Chula Vista city	12	4	8	66.6	326	23	303	92.9	338	27	311
Imperial Beach city	26	7	19	73.0	2	--	2	100.0	28	7	21
National City	50	--	50	100.0	--	--	--	--	50	--	50
South San Diego	12	8	4	33.3	95	23	72	75.8	107	31	76
Unincorporated	4	2	2	50.0	117	7	110	94.0	121	9	112
WEST METRO	76	4	72	94.7	26	3	23	88.5	102	7	95
Coronado city	76	4	72	94.7	26	3	23	88.5	102	7	95
NORTH METRO	539	255	284	52.7	413	389	24	5.8	952	644	308
Del Mar city	4	2	2	50.0	3	3	--	--	7	5	2
North San Diego	260	80	180	69.2	255	255	--	--	515	335	180
Unincorporated	275	173	102	37.1	155	131	24	15.5	430	304	126
NON-METROPOLITAN	1,220	721	499	40.9	463	412	51	11.0	1,683	1,133	550
Non-metro. cities	811	576	235	29.0	225	185	40	17.8	1,036	761	275
Unincorporated	409	145	264	64.5	238	227	11	4.6	647	372	275
NORTHWEST	953	550	403	42.3	281	250	31	11.0	1,234	800	434
Carlsbad city	57	21	36	63.2	48	34	14	29.2	105	55	50
Oceanside city	497	431	66	13.3	72	69	3	4.2	569	500	69
San Marcos city	26	26	--	--	52	52	--	--	78	78	--
Vista city	115	30	85	73.9	38	26	12	31.6	153	56	97
Unincorporated	258	42	216	83.7	71	69	2	2.8	329	111	218
NORTH INLAND	186	138	48	25.8	140	127	13	9.3	326	265	61
Escondido city	116	68	48	41.4	39	28	11	28.2	155	96	59
Unincoporated	70	70	--	--	101	99	2	2.0	171	169	2
SOUTH INLAND	81	33	48	59.3	42	35	7	16.7	123	68	55

GENERAL LAND USES IN THE CITY OF SAN DIEGO BY STATISTICAL AREAS – JULY 1, 1980

Statistical Areas	Total City		Residential Uses[1]			Commercial Uses[2]			Industrial Uses[3]			Public Uses[4]			Semi-Public[5]			Agricultural Uses[6]			Vacant Land			Streets[7]		
	Total[8] Acres	Percent of City	Net[9] Acres	Percent of Statistical Area	Percent of Residential Uses	Net[9] Acres	Percent of Statistical Area[10]	Percent of Commercial Uses[11]	Net[9] Acres	Percent of Statistical Area[10]	Percent of Industrial Uses[11]	Net[9] Acres	Percent of Statistical Area[10]	Percent of Public Uses[11]	Net[9] Acres	Percent of Statistical Area[10]	Percent of Semi-Public Uses[11]	Net[9] Acres	Percent of Statistical Area[10]	Percent of Agricultural Uses[11]	Net[9] Acres	Percent of Statistical Area[10]	Percent of Vacant Land[11]	Acres[7]	Percent of Statistical Area[10]	Percent[11] of Streets
ENTIRE CITY	[illegible]	100.00	39,305.6	[illegible]	100.00	[illegible]	2.58	100.00	6,261.1	3.04	100.00	44,909.3	21.81	100.00	3,229.8	1.57	100.00	25,669.8	12.47	100.00	55,682.2	27.05	100.00	25,500.5	12.39	100.00
CENTRAL	10,466	5.08	3,273.3	[illegible]	8.33	[illegible]	6.67	13.12	710.3	6.79	11.33	2,027.8	19.38	4.50	135.9	1.30	4.21	..	..	..	434.5	4.15	0.78	3,185.3	30.43	12.49
Balboa Park	1,290	0.63	..	..	..	..	..	..	..	..	..	1,175.5	91.12	2.62	..	..	..	..	..	..	..	..	..	114.5	8.88	0.45
Centre City	1,312	0.64	41.6	3.17	0.11	256.1	19.52	4.81	288.3	21.97	4.60	212.6	16.20	0.47	8.7	0.66	0.27	..	..	..	9.0	0.69	0.02	495.6	37.79	1.94
Golden Hill	499	0.24	[illegible]	[illegible]	0.54	23.2	4.65	0.44	9.0	1.81	0.14	15.5	3.10	0.03	9.1	1.82	0.28	..	..	..	12.1	2.43	0.02	219.3	43.93	0.86
Hillcrest	1,223	0.59	[illegible]	[illegible]	1.39	96.8	7.91	1.82	8.4	0.69	0.13	106.8	8.73	0.24	25.5	2.08	0.79	..	..	..	95.2	7.78	0.17	390.4	31.92	1.53
Middletown	834	0.41	[illegible]	[illegible]	0.47	103.8	12.44	1.95	56.0	6.72	0.89	24.2	2.90	0.05	13.8	1.65	0.43	..	..	..	29.7	3.56	0.05	371.6	44.56	1.46
Mission Hills	855	0.42	[illegible]	[illegible]	1.32	16.1	1.88	0.30	0.4	0.04	0.01	29.0	3.40	0.06	8.7	1.01	0.27	..	..	..	68.2	7.97	0.12	212.1	24.81	0.83
North Park	1,438	0.70	[illegible]	[illegible]	1.56	93.7	6.52	1.76	3.1	0.21	0.05	19.0	1.32	0.04	41.1	2.86	1.27	..	..	..	28.2	1.96	0.05	485.3	33.75	1.90
South Park	1,380	0.67	[illegible]	[illegible]	1.64	23.3	1.69	0.44	25.0	1.81	0.40	16.7	1.21	0.04	14.5	1.05	0.45	..	..	..	149.6	10.84	0.27	507.0	36.74	1.90
Southeast S.D. West	1,635	0.79	[illegible]	[illegible]	0.90	85.3	5.22	1.60	320.1	19.58	5.11	428.6	26.21	0.95	14.6	0.89	0.45	..	..	..	42.5	2.60	0.08	389.4	23.82	1.53
COASTAL	22,390	10.88	6,705.5	[illegible]	[illegible]	782.9	3.50	14.71	300.7	1.34	4.81	7,974.4	35.61	17.75	487.5	2.18	15.08	..	..	..	1,230.0	5.49	2.20	4,909.0	21.93	19.25
Harbor	3,689	1.79	..	..	..	103.4	2.80	1.94	155.1	4.20	2.48	3,351.7	90.87	7.46	28.2	0.76	0.87	..	..	..	..	..	..	50.6	1.37	0.20
La Jolla	6,482	3.15	2,848.7	[illegible]	7.73	99.2	1.53	1.68	31.4	0.48	0.50	1,466.7	22.63	3.27	287.6	4.44	8.90	..	..	..	897.0	13.84	1.61	861.3	13.29	3.38
La Playa	1,256	0.61	685.2	[illegible]	1.74	37.7	3.00	0.71	4.0	0.32	0.06	96.4	7.67	0.21	103.5	8.24	3.21	..	..	..	77.6	6.18	0.14	251.5	20.03	0.99
Loma Portal	1,111	0.54	662.6	[illegible]	1.69	48.0	4.32	0.90	6.6	0.59	0.11	34.2	3.08	0.08	7.3	0.65	0.22	..	..	..	18.6	1.67	0.03	333.7	30.04	1.31
Midway - Old Town	1,484	0.72	244.4	[illegible]	0.62	290.9	19.61	5.47	84.3	5.68	1.35	253.0	17.05	0.56	26.2	1.77	0.81	..	..	..	118.6	7.99	0.21	466.6	31.43	1.83
Mission Bay	4,414	2.14	163.9	[illegible]	0.4	6.1	0.14	0.11	..	..	..	2,371.8	53.74	5.28	0.4	0.01	0.01	..	..	..	13.8	0.31	0.02	1,858.0	42.09	7.27
Ocean Beach	1,165	0.57	623.4	[illegible]	1.59	41.5	3.56	0.78	1.9	0.17	0.03	183.3	15.73	0.41	14.3	1.23	0.44	..	..	..	10.7	0.92	0.02	289.9	24.88	1.14
Pacific Beach	2,789	1.35	1,477.1	[illegible]	3.76	166.1	5.96	3.12	17.4	0.62	0.28	217.3	7.79	0.48	19.9	0.71	0.62	..	..	..	93.8	3.36	0.17	797.4	28.59	3.13
EASTERN	38,728	18.81	14,270.0	36.85	36.31	961.7	2.48	18.09	321.3	0.83	5.13	3,767.2	9.68	8.35	600.2	1.55	18.59	63.2	0.16	0.25	12,122.7	31.30	21.78	6,641.7	17.15	26.05
Chollas Park	2,309	1.12	856.6	37.09	2.18	116.5	5.05	2.19	73.5	3.18	1.17	155.8	6.75	0.35	77.2	3.35	2.39	4.3	0.19	0.02	318.4	13.79	0.57	706.6	30.60	2.77
City Heights	1,491	0.72	664.6	44.57	1.69	37.1	2.49	0.70	7.9	0.53	0.13	41.0	2.75	0.09	13.5	0.90	0.42	..	..	..	131.2	8.80	0.24	595.8	39.96	2.34
Elliott	10,264	4.99	1,274.2	12.41	3.24	38.7	0.38	0.73	12.5	0.12	0.20	920.4	8.97	2.05	77.1	0.75	2.39	..	..	..	7,183.2	69.99	12.90	757.9	7.38	2.97
Encanto East	2,246	1.09	1,084.3	48.28	2.76	22.8	1.01	0.43	7.2	0.32	0.11	125.3	5.58	0.28	8.1	0.36	0.25	11.1	0.50	0.04	636.0	28.32	1.14	351.2	15.63	1.38
Encanto West	3,002	1.46	1,556.9	51.87	3.96	20.5	0.68	0.39	66.0	2.20	1.05	112.6	3.75	0.25	13.3	0.44	0.41	43.1	1.44	0.17	583.1	19.42	1.05	606.5	20.20	2.38
Montezuma	2,047	0.99	1,134.2	55.41	2.89	99.4	4.86	1.87	0.5	0.03	0.01	269.6	12.19	0.56	15.4	0.75	0.48	..	..	..	98.3	4.80	0.18	449.6	21.96	1.76
Navajo	4,667	2.27	2,055.5	44.03	5.23	156.3	3.35	2.94	110.4	2.37	1.75	648.6	13.90	1.44	150.5	3.23	4.66	..	..	..	788.2	16.89	1.42	757.5	16.23	2.97
Normal Heights	2,560	1.24	1,343.7	52.48	3.42	119.8	4.68	2.25	3.3	0.13	0.05	53.7	2.10	0.12	15.6	0.61	0.48	..	..	..	270.7	10.58	0.49	753.2	29.42	2.95
Paradise Hills	2,135	1.04	1,169.8	54.80	2.98	11.3	0.53	0.21	..	..	..	107.2	5.02	0.24	23.5	1.10	0.73	..	..	..	536.2	25.11	0.96	287.0	13.44	1.13
Rolando Redwood	3,303	1.60	1,629.4	49.32	4.14	245.0	7.42	4.61	14.7	0.45	0.24	575.9	17.44	1.28	61.6	1.87	1.91	4.6	0.14	0.02	172.1	5.21	0.31	599.6	18.15	2.35
San Carlos	3,653	1.77	1,113.2	30.47	2.83	57.0	1.56	1.07	2.3	0.06	0.04	595.1	16.32	1.33	133.0	3.64	4.12	..	..	..	1,369.2	37.49	2.46	382.2	10.46	1.50
Southeast S.D. East	1,051	0.51	387.6	36.88	0.99	37.2	3.54	0.70	23.1	2.19	0.37	160.8	15.30	0.36	11.4	1.09	0.35	..	..	..	36.1	3.43	0.06	394.8	37.57	1.55
KEARNY MESA	27,272	13.25	7,874.9	28.86	20.03	1,954.8	7.17	36.76	2,906.1	10.66	46.42	3,862.2	14.16	8.61	729.7	2.68	22.58	73.4	0.27	0.28	5,374.7	19.71	9.64	4,496.2	16.49	17.63
Clairemont East	3,413	1.66	1,655.8	48.52	4.21	134.8	3.95	2.53	3.5	0.10	0.06	470.6	13.79	1.05	38.3	1.12	1.18	..	..	..	413.8	12.12	0.74	696.2	20.40	2.73
Clairemont North	3,156	1.53	1,547.4	49.03	3.94	98.8	3.13	1.86	145.8	4.62	2.33	429.7	13.65	0.96	24.3	0.77	0.75	..	..	..	278.2	8.81	0.50	630.8	19.99	2.47
Clairemont South	2,459	1.19	1,110.1	45.14	2.82	152.7	6.21	2.87	130.0	5.29	2.08	141.9	5.77	0.32	191.6	7.79	5.93	0.9	0.04	..	318.9	12.97	0.57	412.8	16.79	1.62
Linda Vista	2,577	1.25	1,034.5	40.15	2.63	109.0	4.23	2.05	123.0	4.77	1.96	444.3	16.85	0.97	117.0	4.54	3.62	..	..	..	347.9	13.50	0.62	411.3	15.96	1.61
Mission Valley	2,130	1.03	83.2	3.91	0.21	551.4	25.88	10.37	157.1	7.38	2.51	292.1	13.71	0.65	197.0	9.25	6.10	13.3	0.62	0.05	354.7	16.65	0.64	481.3	22.60	1.89
Montgomery	3,288	1.60	53.3	1.62	0.14	569.0	17.31	10.71	1,092.2	33.22	17.44	682.2	19.23	1.41	17.6	0.53	0.54	27.4	0.83	0.11	500.8	15.23	0.90	395.5	12.03	1.55
Serra Mesa	2,507	1.22	844.7	33.69	2.15	41.6	1.66	0.78	432.7	17.26	6.91	96.6	3.85	0.22	45.1	1.80	1.40	..	..	..	490.7	19.58	0.88	555.5	22.16	2.18
University North	5,516	2.68	538.7	9.77	1.37	277.9	5.04	5.22	747.3	13.55	11.94	1,269.0	22.83	2.80	72.4	1.31	2.24	31.8	0.58	0.12	2,149.7	38.96	3.86	439.2	7.96	1.72
University South	2,226	1.08	1,007.1	45.23	2.56	19.6	0.88	0.37	74.5	3.35	1.19	104.8	4.71	0.23	26.4	1.19	0.82	..	..	..	520.0	23.36	0.93	473.7	21.28	1.86
NORTH SAN DIEGO	90,898	44.15	5,193.0	5.71	13.21	647.7	0.71	12.17	1,332.4	1.47	21.28	25,586.7	28.45	57.59	1,181.1	1.30	36.59	22,516.6	24.77	87.72	29,732.2	32.71	53.41	4,438.3	4.88	17.40
Bernardo	8,391	4.08	1,508.0	17.97	3.84	169.7	2.02	3.19	304.8	3.63	4.87	97.6	1.16	0.22	568.4	6.77	17.62	1,210.4	14.43	4.72	3,677.2	43.83	6.60	855.0	10.19	3.35
Del Mar Heights	6,727	3.27	471.4	7.01	1.20	112.0	1.67	2.11	3.8	0.06	0.06	238.9	3.55	0.53	10.1	0.15	0.31	3,276.6	48.70	12.76	2,233.0	33.19	4.01	381.1	5.67	1.49
Los Penasquitos	22,728	11.04	1,224.4	5.39	3.11	57.6	0.25	1.08	53.0	0.23	0.85	477.0	2.10	1.06	123.2	0.54	3.82	12,017.3	52.88	46.81	8,042.1	35.38	14.46	733.3	3.23	2.88
Mira Mesa	12,031	5.84	1,420.0	11.80	3.61	211.1	1.75	3.97	725.2	6.03	11.58	461.2	3.83	1.03	255.9	2.13	7.92	887.2	7.37	3.46	6,835.1	56.82	12.28	1,235.2	10.27	4.84
Miramar	22,960	11.15	..	..	..	2.9	0.01	0.05	110.8	0.48	1.77	22,197.2	96.59	49.39	..	..	..	..	..	..	139.5	0.61	0.25	529.6	2.31	2.08
Pomerado	9,349	4.54	567.2	6.07	1.44	94.3	1.01	1.77	105.2	1.12	1.68	641.2	6.86	1.43	223.4	2.39	6.92	..	..	..	7,174.4	76.74	12.88	543.2	5.81	2.13
San Pasqual	8,712	4.23	0.0	0.00	0.01	..	..	..	29.6	0.34	0.47	1,773.7	20.24	3.93	..	..	..	5,125.1	58.83	19.97	1,630.9	18.72	2.93	160.8	1.85	0.63
SOUTH SAN DIEGO	16,128	7.83	1,992.9	12.35	5.07	274.1	1.70	5.15	690.3	4.28	11.03	1,441.0	8.93	3.20	95.4	0.59	2.95	3,016.6	18.70	11.75	6,788.1	42.10	12.19	1,830.0	11.35	7.18
Nestor	6,955	3.38	876.4	12.60	2.23	138.8	2.00	2.61	614.1	8.83	9.81	157.8	2.27	0.35	65.7	0.94	2.03	2,058.4	29.60	8.02	2,175.8	31.28	3.91	868.0	12.48	3.40
Otay	1,763	0.86	748.3	42.49	1.91	19.4	1.10	0.36	..	..	..	212.2	12.04	0.47	0.6	0.03	0.02	58.7	3.33	0.23	318.4	18.06	0.57	404.7	22.95	1.59
San Ysidro	7,410	3.60	368.0	4.95	0.93	115.9	1.56	2.18	76.2	1.03	1.22	1,670.9	14.45	2.38	29.2	0.39	0.90	899.5	12.14	3.50	4,293.9	57.96	7.71	557.3	7.52	2.19

1. Includes both single family and multi family residential uses.
2. Includes retail stores, business and professional services, hotels and motels, amusement and recreational facilities, industrial or agricultural offices physically separated from the factory or farm.
   Includes a mixture of residential uses with other uses such as a retail store on the ground floor and residences on the second floor
3. Includes manufacturing establishments, extractive industries, wholesalers, warehousing, and private utility and building contractor's yards
4. Includes all levels of governmental facilities such as offices, yards, public schools and colleges, parks, military reservations, etc.
5. Includes churches, hospitals, private schools and colleges, fraternal civic, labor, charitable and youth organizations
6. Includes all land used for the production of crops, plants or trees, dairy farms, livestock grazing, etc.
7. The land area devoted to streets is estimated by calculating the difference between the net acres and the gross acres of each area of the City
8. Total area including city streets and other similar rights of way.
9. The acreage shown in each of the columns represents the net area in each of the Statistical Areas (exclusive of city streets and other similar rights of way)
10. Indicates by percentage what portion of the total City and each Statistical Area is utilized by each land use category.
11. The percentages shown in this column represent that portion of the General Land Use listed at the top of the column existing in each Statistical Area.

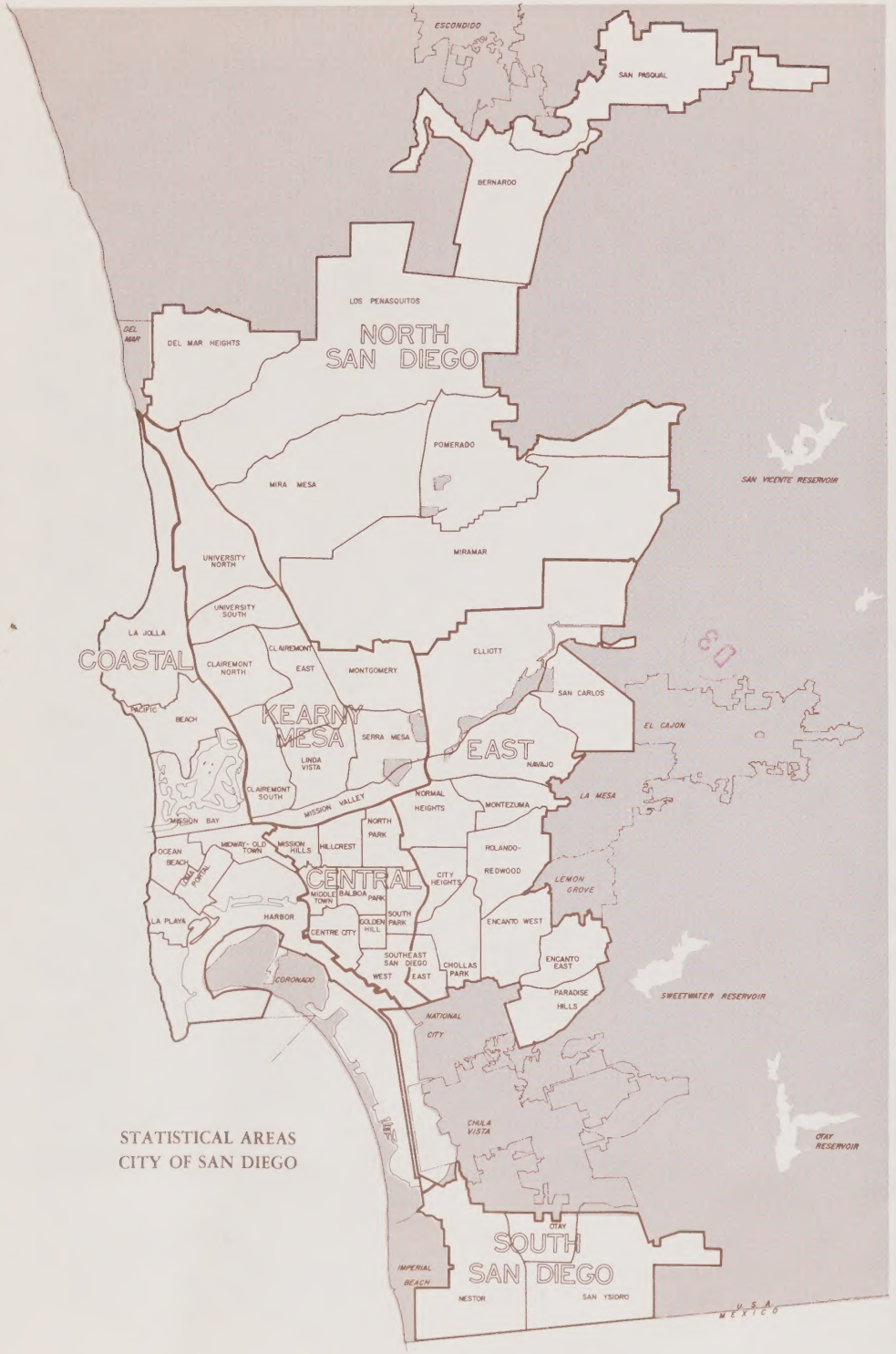
GENERAL LAND USES IN THE CITY OF SAN DIEGO BY ZONE — JULY 1, 1980

Zone	Total City		Residential Uses[1]			Commercial Uses[2]			Industrial Uses[3]			Public Uses[4]			Semi-Public[5]			Agricultural Uses[6]			Vacant Land		
	Total[7] Net Acres	Precent of City	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Residential Uses	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Commercial Uses	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Industrial Use	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Public Uses	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Semi-Public Uses	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Agricultural Uses	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Vacant Uses
ENTIRE CITY	180,381.5	100.00	39,309.8	21.79	100.00	5,319.5	2.95	100.00	6,261.1	3.47	100.00	44,909.3	24.90	100.00	3,229.8	1.79	100.00	25,669.8	14.23	100.00	55,682.2	30.87	100.00
AGRICULTURAL ZONES	74,914.2	41.53	606.9	0.81	1.54	238.7	0.32	4.49	571.9	0.76	9.13	18,505.8	24.70	41.22	331.3	0.44	10.26	24,532.2	32.75	95.58	30,127.4	40.22	54.12
A1-10	70,765.4	39.23	327.2	0.46	0.83	157.9	0.22	2.97	519.8	0.73	8.30	18,176.7	25.69	40.49	272.5	0.39	8.44	23,601.6	33.35	91.96	27,709.7	39.16	49.78
A1-5	1,927.3	1.07	12.8	0.66	0.03	3.8	0.20	0.07	6.3	0.33	0.10	39.5	2.05	0.09	5.3	0.27	0.16	577.9	29.99	2.25	1,281.7	66.50	2.30
A1-1	2,221.5	1.23	266.9	12.02	0.68	77.0	3.47	1.45	45.8	2.06	0.73	289.6	13.03	0.64	53.5	2.41	1.66	352.7	15.88	1.37	1,136.0	51.13	2.04
RESIDENTIAL ZONES	79,251.6	43.94	36,934.3	46.61	93.95	556.2	0.70	10.47	898.8	1.13	14.35	17,086.6	21.56	38.05	2,562.5	3.23	79.34	354.8	0.45	1.38	20,858.4	26.32	37.45
Single Family	66,175.9	36.69	27,258.8	41.19	69.34	380.6	0.58	7.16	845.1	1.28	13.50	15,533.3	23.47	34.59	2,196.2	3.32	67.99	326.3	0.49	1.27	19,635.6	29.67	35.26
R1-40	20,477.8	11.35	986.3	4.82	2.51	94.6	0.46	1.78	229.4	1.12	3.66	9,276.4	45.30	20.66	533.1	2.60	16.50	50.8	0.25	0.20	9,307.2	45.45	16.71
R1-20	2,487.6	1.38	974.2	39.16	2.48	25.5	1.03	0.48	44.8	1.80	0.72	40.1	1.61	0.09	152.2	6.12	4.71	129.3	5.20	0.50	1,121.5	45.08	2.01
R1-15	1,270.4	0.70	132.2	10.41	0.34	115.2	9.07	2.17	25.8	2.03	0.41	269.5	21.21	0.60	0.6	0.04	0.02	..	..	..	727.1	57.24	1.31
R1-10	1,830.3	1.01	1,165.0	63.65	2.96	1.4	0.07	0.03	39.4	2.15	0.63	116.2	6.35	0.26	15.2	0.83	0.47	43.1	2.36	0.17	450.0	24.59	0.81
R1-8	341.3	0.19	323.2	94.69	0.82	..	..	..	..	..	..	1.0	0.30	..	..	..	..	..	..	..	17.1	5.01	0.03
R1-6	965.2	0.54	762.1	78.96	1.94	..	..	..	3.2	0.33	0.05	25.8	2.67	0.06	2.0	0.21	0.06	..	..	..	172.1	17.83	0.31
R1-5	38,803.3	21.51	22,915.8	59.04	58.29	143.9	0.37	2.70	502.5	1.30	8.03	5,804.3	14.96	12.92	1,493.1	3.85	46.23	103.1	0.27	0.40	7,840.6	20.21	14.08
Multiple Family																							
R-2	13,075.7	7.25	9,675.5	74.00	24.61	175.6	1.34	3.31	53.7	0.41	0.85	1,553.3	11.88	3.46	366.3	2.80	11.35	28.5	0.22	0.11	1,222.8	9.35	2.19
R-2A	5,804.9	3.22	3,945.9	67.97	10.04	40.8	0.70	0.77	19.5	0.34	0.31	991.1	17.07	2.21	201.2	3.47	6.23	15.6	0.27	0.06	590.8	10.18	1.06
R-2B	2,394.6	1.33	1,929.9	80.60	4.91	19.5	0.81	0.37	13.4	0.56	0.21	103.0	4.30	0.23	33.2	1.39	1.03	9.4	0.39	0.04	286.2	11.95	0.51
R-3	2,339.0	1.30	1,906.4	81.50	4.85	32.9	1.41	0.62	9.8	0.42	0.16	90.1	3.85	0.20	69.7	2.98	2.16	..	..	..	230.1	9.84	0.41
R-3A	1,594.3	0.88	1,416.0	88.82	3.60	37.7	2.36	0.71	4.5	0.28	0.07	62.6	3.93	0.14	36.7	2.30	1.14	..	..	..	36.8	2.31	0.07
R-4	909.7	0.50	467.9	51.44	1.19	36.0	3.95	0.68	6.5	0.72	0.10	306.5	33.69	0.68	22.5	2.47	0.70	3.5	0.38	0.01	66.8	7.35	0.12
RV	32.8	0.02	9.2	28.14	0.02	8.5	25.79	0.16	..	..	..	..	..	..	3.0	9.20	0.09	..	..	..	12.1	36.87	0.02
R-4C	0.4	0.00	0.2	52.42	..	0.2	47.58	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
COMMERCIAL ZONES	4,511.7	2.50	634.0	14.05	1.62	2,897.3	64.22	54.46	107.4	2.38	1.72	248.5	5.51	0.55	120.6	2.68	3.74	24.5	0.54	0.09	479.4	10.62	0.86
	89.9	0.05	29.6	32.95	0.08	35.4	39.38	0.66	5.6	6.21	0.09	2.5	2.78	0.01	3.2	3.59	0.10	..	..	..	13.6	15.09	0.02
CP	53.3	0.03	7.4	13.87	0.02	28.7	53.72	0.54	0.0	0.09	..	1.7	3.21	..	1.9	3.56	0.06	..	..	..	13.6	25.55	0.02
CR	296.6	0.16	19.4	6.54	0.05	147.9	49.87	2.78	..	..	..	41.0	13.82	0.09	15.0	5.06	0.46	23.8	8.03	0.09	49.5	16.68	0.09
CO	416.3	0.23	98.2	23.60	0.25	227.2	54.58	4.27	12.1	2.90	0.19	6.1	1.46	0.01	12.9	3.09	0.40	..	..	..	59.8	14.37	0.11
CN	207.2	0.11	29.7	14.34	0.08	139.3	67.24	2.62	4.1	1.99	0.07	4.9	2.35	0.01	7.5	3.61	0.23	..	..	..	21.7	10.47	0.04
CA-S	373.0	0.21	4.4	1.18	0.01	311.2	83.44	5.85	2.8	0.76	0.05	8.5	2.26	0.02	4.6	1.24	0.14	..	..	..	41.5	11.12	0.07
CA	1,336.6	0.74	104.8	7.84	0.27	989.3	74.01	18.60	12.2	0.91	0.19	21.3	1.60	0.05	14.7	1.10	0.46	..	..	..	194.3	14.54	0.35
C-1S	72.1	0.04	9.8	13.53	0.02	42.5	59.00	0.80	13.4	18.63	0.21	0.3	0.43	..	..	..	..	..	..	..	6.1	8.41	0.01
C-1	95.4	0.05	10.1	10.55	0.03	59.3	62.16	1.11	3.1	3.23	0.05	1.2	1.28	..	0.2	0.25	0.01	..	..	..	21.5	22.53	0.04
CS	129.6	0.07	11.7	9.05	0.03	76.0	58.67	1.43	6.2	4.76	0.10	32.2	24.83	0.07	2.4	1.85	0.07	..	..	..	1.1	0.84	..
C	1,231.5	0.68	284.9	23.14	0.72	705.0	57.25	13.25	39.9	3.24	0.64	93.6	7.60	0.21	53.8	4.37	1.67	0.7	0.05	..	53.6	4.35	0.10
CBD	210.2	0.12	24.0	11.40	0.06	135.5	64.50	2.55	8.0	3.80	0.13	35.2	16.75	0.08	4.4	2.08	0.14	..	..	..	3.1	1.47	0.01
INDUSTRIAL ZONES	10,582.2	5.87	118.0	1.12	0.30	1,198.8	11.33	22.53	4,255.0	40.21	67.97	1,533.7	14.49	3.41	48.9	0.46	1.51	61.1	0.58	0.24	3,366.7	31.81	6.05
SR	674.2	0.37	..	..	..	92.7	13.75	1.74	451.6	66.98	7.21	..	..	..	14.6	2.16	0.45	..	..	..	115.3	17.11	0.21
M-1P	1,041.2	0.58	2.6	0.25	0.01	109.2	10.49	2.05	553.3	53.13	8.84	0.6	0.06	..	4.4	0.42	0.13	..	..	..	371.1	35.65	0.67
M-1B	1,895.1	1.05	5.2	0.27	0.01	177.4	9.36	3.33	1,059.3	55.90	16.92	101.2	5.34	0.23	..	..	..	27.4	1.45	0.11	524.6	27.68	0.94
M-1A	3,711.7	2.06	35.0	0.94	0.09	572.3	15.42	10.76	1,095.5	29.51	17.50	801.4	21.59	1.78	21.5	0.58	0.67	33.7	0.91	0.13	1,152.5	31.05	2.07
M-1	954.7	0.53	46.9	4.92	0.12	188.1	19.70	3.54	266.8	27.95	4.26	368.5	38.58	0.82	4.9	0.52	0.15	..	..	..	79.5	8.33	0.14
M-2A	998.7	0.55	..	..	..	..	..	..	9.1	0.91	0.15	..	..	..	..	..	..	..	..	..	989.6	99.09	1.78
M-2	1,306.4	0.72	28.3	2.17	0.07	59.1	4.53	1.11	819.4	62.72	13.09	262.0	20.05	0.58	3.5	0.27	0.11	..	..	..	134.1	10.26	0.24
MISCELLANEOUS ZONES	11,121.8	6.17	1,016.6	9.14	2.59	428.5	3.85	8.05	428.0	3.85	6.83	7,534.7	67.74	16.77	166.5	1.50	5.15	697.2	6.27	2.71	850.3	7.65	1.52
FC	290.7	0.16	..	..	..	..	..	..	..	..	..	13.5	4.63	0.03	..	..	..	139.0	47.84	0.54	138.2	47.53	0.25
Old San Diego P.D.[10]	182.1	0.10	26.1	14.35	0.07	25.8	14.14	0.48	6.8	3.74	0.11	98.3	54.00	0.22	4.2	2.32	0.13	..	..	..	20.9	11.45	0.04
Mission Beach P.D.[13]	244.6	0.14	99.2	40.57	0.25	6.1	2.48	0.11	..	..	..	136.6	55.85	0.30	0.4	0.16	0.01	..	..	..	2.3	0.94	..
La Jolla Shores P.D.[12]	1,072.0	0.59	824.6	76.92	2.10	7.7	0.72	0.14	4.3	0.40	0.07	65.0	6.06	0.14	35.5	3.31	1.10	..	..	..	134.9	12.59	0.24
Tidelands[11]	1,824.4	1.01	..	..	..	185.6	10.17	3.49	338.3	18.54	5.40	1,261.1	69.13	2.81	37.5	2.05	1.16	..	..	..	1.9	0.11	..
Unzoned	6,127.1	3.40	58.3	0.95	0.15	7.4	0.12	0.14	..	..	..	5,889.3	96.12	13.11	..	..	..	79.7	1.30	0.31	92.4	1.51	0.17
FPF	17.3	0.01	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	17.3	100.00	0.03
MPD	164.9	0.09	7.9	4.79	0.02	99.3	60.21	1.87	39.5	23.94	0.63	6.8	4.13	0.02	..	..	..	..	..	..	11.4	6.93	0.02
FW	1,198.7	0.66	0.5	0.04	..	96.6	8.06	1.82	39.1	3.26	0.62	64.1	5.35	0.14	88.9	7.41	2.75	478.5	39.92	1.86	431.0	35.96	0.77

1. Includes both single family and multi-family residential uses.
2. Includes retail stores; business and professional services; hotels and motels; amusement and recreational facilities; industrial or agricultural offices physically separated from the factory or farm. Also includes a mixture of residential uses with other uses such as a retail store on the ground floor and a residence on the second floor.
3. Includes manufacturing establishments, extractive industries, wholesalers, warehousing, and private utility and building contractor's yards.
4. Includes all levels of governmental facilities such as offices, yards public schools and colleges, parks, military reservations, etc.
5. Includes churches; hospitals; private schools and colleges; fraternal, civic, labor, charitable and youth organizations.
6. Includes all land used for the production of crops, plants or trees; dairy farms; livestock grazing, etc.
7. The acreage shown in each of the columns represents the net area in each of the zones. (Exclusive of city streets and other similar rights of way)
8. Indicates that portion of the entire city and each zone occupied by each General Land Use.
9. The percentages shown in this column represent that portion of the General Land Use listed at the top of the column existing in each zone.
10. The Old San Diego Planned District, adopted by Ordinance 10608, July 30, 1971 replaced the existing zoning.
11. That portion of San Diego Bay reclaimed and filled since 1911 is administered for the State of California by the San Diego Unified Port District. The land is not zoned but is controlled through lease agreements with tenants.
12. The La Jolla Shores Planned District, adopted by Ordinance 11332 N.S., June 29, 1974 replaced the existing zoning.
13. Mission Beach Planned District, adopted by Ordinance 12540 (N.S.), February 1, 1979 replaced the existing zoning.

a. Most of the industrial uses in the A-1-10 zone are devoted to sand and gravel extraction.

b. Most of the industrial uses in the R-1-40 zone are devoted to sand and gravel extraction.



STATISTICAL AREAS
CITY OF SAN DIEGO

U.S. POSTAGE
FEB-4'81
CALIF
P.O. 160524
13

CITY PLANNING DEPARTMENT
MAIL STATION 4-A
CITY ADMINISTRATION BUILDING
COMMUNITY CONCOURSE
SAN DIEGO, CALIFORNIA 92101

FIRST CLASS

University of California
Institute of Govt. Studies
109 Moses Hall
Berkeley, CA 94720

SAN DIEGO COUNTY SECTIONS

A1482

1980

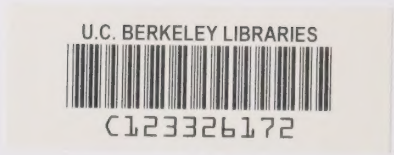
IGSL

University of California, Berkeley
Institute of Governmental Studies
Library

Population and land use bulletin / City of San Diego, Planning Department.

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

A1482
1980



INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720